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CALIFORNIA BUILDING STANDARDS COMMISSION

CALIFORNIA 2025 WILDLAND-URBAN INTERFACE CODE

CALIFORNIA CODE OF REGULATIONS | TITLE 24 PART 7

BASED ON THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE®

INTERNATIONAL CODE COUNCIL®

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CALIFORNIA BUILDING STANDARDS COMMISSION

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California Code of Regulations, Title 24, Part 7

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PREFACE

This document is Part 7 of thirteen parts of the official triennial compilation and publication of the adoptions, amendments and repeal of administrative regulations to *California Code of Regulations, Title 24,* also referred to as the *California Building Standards Code.* This part is known as the *California Wildland-Urban Interface Code.*

The *California Building Standards Code* is published in its entirety every three years by order of the California legislature, with supplements published in intervening years. The California legislature delegated authority to various state agencies, boards, commissions and departments to create building regulations to implement the State's statutes. These building regulations, or standards, have the same force of law, and take effect 180 days after their publication unless otherwise stipulated. The *California Building Standards Code* applies to occupancies in the State of California as annotated.

A city, county, or city and county may establish more restrictive building standards reasonably necessary because of local climatic, geological or topographical conditions. Findings of the local condition(s) and the adopted local building standard(s) must generally be filed with the California Building Standards Commission (or other filing if indicated) to become effective, and may not be effective sooner than the effective date of this edition of the *California Building Standards Code*. Local building standards that were adopted and applicable to previous editions of the *California Building Standards Code* do not apply to this edition without appropriate adoption and the required filing.

Should you find publication (e.g. typographical) errors or inconsistencies in this code or wish to offer comments toward improving its format, please address your comments to:

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833-2936

Phone: (916) 263-0916
Email: cbsc@dgs.ca.gov

Web page: www.dgs.ca.gov/bsc

ACKNOWLEDGMENTS

The 2025 *California Building Standards Code* (Code) was developed through the outstanding collaborative efforts of the Department of Housing and Community Development, Division of the State Architect, Office of the State Fire Marshal, Department of Health Care Access and Information, California Energy Commission, California Department of Public Health, California State Lands Commission, Board of State and Community Corrections, Department of Water Resources, State Historical Building Safety Board, Department of Consumer Affairs, State Librarian, Department of Food and Agriculture, and the California Building Standards Commission (Commission).

This collaborative effort included the assistance of the Commission's Code Advisory Committees and many other volunteers who worked tirelessly to assist the Commission in the production of this Code.

Governor Gavin Newsom

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Stoyan Bumbalov – Executive Director
Kevin Day – Deputy Executive Director

For questions on California state agency amendments, please refer to the contact list on page v.

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CALIFORNIA CODE OF REGULATIONS, TITLE 24

California State Agency Contact List

The following state agencies may propose building standards for buildings, structures and applications under their authority for publication in Title 24. Notice of such proposals may be requested from each agency. See Sections 1.2 through 1.14 of the California Building Code (Part 2, T24) for detailed information on the regulatory authority of most state agencies summarized below. Note [agency acronyms] shown in banners/Matrix Adoption Tables in T24.

Board of State and Community Corrections [BSCC]
bscc.ca.gov — BSCC-Mail@bscc.ca.gov
(916) 445-5073 — *Local Detention Facilities*

Building Standards Commission [BSC, BSC-CG]
dgs.ca.gov/BSC — cbsc@dgs.ca.gov
(916) 263-0916 — *State Buildings including UC & CSU Nonresidential Green Buildings Standards*

Department of Consumer Affairs Boards/Bureaus:

Acupuncture Board [CA]
acupuncture.ca.gov — AcuPolicy@dca.ca.gov
(916) 515-5200 — *Acupuncture Offices*

Board of Pharmacy [CA]
pharmacy.ca.gov
(916) 518-3100 — *Pharmacies*

Board of Barbering and Cosmetology [CA]
barbercosmo.ca.gov — barbercosmo@dca.ca.gov
(916) 574-7570 — *Barber, Cosmetology & Electrolysis Establishments*

Bureau of Household Goods and Services [CA]
bhgs.dca.ca.gov
(916) 999-2041 — *Insulation Testing*

Structural Pest Control Board [CA]
pestboard.ca.gov — pestboard@dca.ca.gov
(800) 737-8188 — *Structural Pest Control Locations*

Veterinary Medical Board [CA]
vmb.ca.gov — vmb@dca.ca.gov
(916) 515-5220 — *Veterinary Facilities*

Department of Food and Agriculture [AGR]
cdfa.ca.gov
(916) 900-5004 — *Rendering & Collection Centers*
(916) 900-5064 — *Meat & Poultry Packing Plants*
(916) 900-5008 — *Milk & Dairy Food Safety*

Department of Health Care Access and Information
Office of Statewide Hospital Planning and Development
[OSHPD 1, 1R, 2, 3, 4, 5, 6]
hcai.ca.gov — regsunit@hcai.ca.gov
(916) 440-8300 — *Hospital Standards, Skilled Nursing Facility Standards & Clinic Standards*

Department of Public Health [DPH]
cdph.ca.gov (Recreational Health)
(916) 449-5661 — *Food Establishments, Organized Camps, Public Swimming Pools*

Department of Housing and Community Development
[HCD 1, 2, 1-AC]
hcd.ca.gov — Title24@hcd.ca.gov
(800) 952-8356
Option 5 > Option 2 — *State Housing Law: including Housing Accessibility, Hotels/Motels, Apartments/Condominiums, Dormitories, Single-Family Dwellings, ADUs, Permanent Structures in Mobile Home Parks*
Option 5 > Option 4 — *Factory-Built Housing*
Option 5 > Option 5 — *Employee Housing*

Department of Water Resources [DWR]
water.ca.gov — DWRwebcomment@water.ca.gov
(916) 653-5791 — *Plumbing for Recycled Water, Floodplain Construction*

Division of the State Architect
dgs.ca.gov/DSA
(916) 445-8100

Access Compliance [DSA-AC]
(916) 445-5827 — DSAaccess@dgs.ca.gov
Access for Persons with Disabilities

Structural Safety [DSA-SS, DSA-SS/CC]
Public Schools & Community Colleges, State Essential Services Buildings

State Historical Building Safety Board [SHBSB]
(916) 445-7627 — shbsb@dgs.ca.gov
Historical Building Rehabilitation, Preservation, Restoration or Relocation

Energy Commission [CEC]
energy.ca.gov — Title24@energy.ca.gov
(800) 772-3300 — *Building Energy Efficiency, Compliance Manual & Compliance Forms*

Office of the State Fire Marshal [SFM]
osfm.fire.ca.gov — codedevelopment@fire.ca.gov
(916) 568-3800 — *Fire & Life Safety*

State Lands Commission [SLC]
slc.ca.gov — MOTEMS.Public@slc.ca.gov
(510) 741-4950 — *Marine Oil Terminals*

State Librarian [SL]
library.ca.gov — csllaw@library.ca.gov
(916) 323-9843 — *Public Library Construction & Renovation*

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How to Distinguish Between Model Code Language and California Amendments

To distinguish between model code language and the incorporated California amendments, including exclusive California standards, California amendments will appear in italics.

***[BSC]** This is an example of a state agency acronym used to identify an adoption or amendment by the agency. The acronyms will appear at California Amendments and in the Matrix Adoption Tables. Sections 1.2 through 1.14 in Chapter 1, Division 1 of the California Building Code, explain the used acronyms, the application of state agency adoptions to building occupancies or building features, the enforcement agency as designated by state law (may be the state adopting agency or local building or fire official), the authority in state law for the state agency to make the adoption, and the specific state law being implemented by the agency's adoption. The following acronyms are used in Title 24 to identify the state adopting agency making an adoption.*

Legend of Acronyms of Adopting State Agencies

BSC	*California Building Standards Commission (see Section 1.2)*
BSC-CG	*California Building Standards Commission-CALGreen (see Section 1.2.2)*
BSCC	*Board of State and Community Corrections (see Section 1.3)*
SFM	*Office of the State Fire Marshal (see Section 1.11)*
HCD 1	*Department of Housing and Community Development (see Section 1.8.2.1.1)*
HCD 2	*Department of Housing and Community Development (see Section 1.8.2.1.3)*
HCD 1/AC	*Department of Housing and Community Development (see Section 1.8.2.1.2)*
DSA-AC	*Division of the State Architect-Access Compliance (see Section 1.9.1)*
DSA-SS	*Division of the State Architect-Structural Safety (see Section 1.9.2)*
DSA-SS/CC	*Division of the State Architect-Structural Safety/Community Colleges (see Section 1.9.2.2)*
OSHPD 1	*Office of Statewide Hospital Planning and Development (see Section 1.10.1)*
OSHPD 1R	*Office of Statewide Hospital Planning and Development (see Section 1.10.1)*
OSHPD 2	*Office of Statewide Hospital Planning and Development (see Section 1.10.2)*
OSHPD 3	*Office of Statewide Hospital Planning and Development (see Section 1.10.3)*
OSHPD 4	*Office of Statewide Hospital Planning and Development (see Section 1.10.4)*
OSHPD 5	*Office of Statewide Hospital Planning and Development (see Section 1.10.5)*
OSHPD 6	*Office of Statewide Hospital Planning and Development (see Section 1.10.6)*
DPH	*Department of Public Health (see Section 1.7)*
AGR	*Department of Food and Agriculture (see Section 1.6)*
CEC	*California Energy Commission (see Section 100 in Part 6, the California Energy Code)*
CA	*Department of Consumer Affairs (see Section 1.4):* *Board of Barbering and Cosmetology* *Board of Examiners in Veterinary Medicine* *Board of Pharmacy* *Acupuncture Board* *Bureau of Household Goods & Services* *Structural Pest Control Board (SPCB)*
SL	*State Library (see Section 1.12)*
SLC	*State Lands Commission (see Section 1.14)*
DWR	*Department of Water Resources (see Section 1.13 of Chapter 1 of the California Plumbing Code in Part 5 of Title 24)*

The state agencies are available to answer questions about their adoptions. Contact information is provided on page v of this code.

To learn more about the use of this code refer to pages vii and ix. Training materials on the application and use of this code are available at the website of the California Building Standards Commission www.dgs.ca.gov/bsc.

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California Matrix Adoption Tables

Format of the California Matrix Adoption Tables

The matrix adoption tables, examples of which follow, are nonregulatory aids intended to show the user which state agencies have adopted and/or amended given sections of the model code. An agency's statutory authority for certain occupancies or building applications determines which chapter or section may be adopted, repealed, amended or added. See Chapter 1, Division I, Sections 1.2 through 1.14 of the *California Building Code* for agency authority, building applications and enforcement responsibilities.

The side headings identify the scope of state agencies' adoption as follows:

Adopt the entire IWUIC chapter without state amendments.

If there is an "X" under a particular state agency's acronym on this row, this means that particular state agency has adopted the entire model code chapter without any state amendments.

Example:

CALIFORNIA WILDLAND-URBAN INTERFACE CODE-MATRIX ADOPTION TABLE
CHAPTER 2 – DEFINITIONS AND ABBREVIATIONS
(Matrix Adoption Tables are nonregulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1-AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter			X																				
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below								S	A	M	P	L	E										
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

Adopt the entire IWUIC chapter as amended, state-amended sections are listed below:

If there is an "X" under a particular state agency's acronym on this row, it means that particular state agency has adopted the entire model code chapter; with state amendments.

Each section that a state agency has amended and/or added within a particular chapter is listed. There will be an "X" under an agency's acronym in the row of the amended and/or added section.

Example:

CHAPTER 2 – DEFINITIONS AND ABBREVIATIONS

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1-AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			X																				
Adopt only those sections that are listed below								S	A	M	P	L	E										
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
202			X																				

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Adopt only those sections that are listed below:

If there is an "X" under a particular state agency's acronym on this row, it means that particular state agency is adopting only specific model code or state-amended sections within this chapter. There will be an "X" in the column under the agency's acronym, as well as an "X" by each section that the agency has adopted.

Example:

CHAPTER 2 – DEFINITIONS AND ABBREVIATIONS

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1-AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below						**X**	**X**	S	A	M	P	L	E										
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
202						X	X																
203						X	X																

California Matrix Adoption Tables with California Code of Regulations, Title 19, Division 1

State Fire Marshal T-24 Column:

If there is an "X" in the T-24 column under SFM, refer to the California Matrix Adoption Tables explaining how to use the matrix adoption tables.

State Fire Marshal T-19 Column:

If there is an "X" in the T-19 column under SFM, this means that the corresponding section was reprinted from the California Code of Regulations (CCR), Title 19, Division 1 into the *California Wildland-Urban Interface Code* for the code user's convenience. The corresponding Title-19 sections were listed in the matrix adoption tables in the order that they appear in the *California Wildland-Urban Interface Code*. The scope, applicability and appeals procedures of CCR, Title 19, Division 1 has not changed. For information regarding the specific purpose and scope of CCR, Title 19, unless otherwise specified, refer to CCR, Title 19, Division 1, Chapter 1, Subchapter 1, Article 1, Sections 1.00 through 1.14.

Example:

CHAPTER 1 – ADMINISTRATION

Adopting agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD							BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1-AC	AC	SS	1	1R	2	3	4	5	6								
Adopt entire chapter																								
Adopt entire chapter as amended (amended sections listed below)																								
Adopt only those sections that are listed below			**X**																					
[California Code of Regulations, Title 19, Division 1]				**X**																				
Chapter/Section							S	A	M	P	L	E												
Division 1																								
1.1.1 - 1.11.2.1.1		X																						
[T-19 §1.11]				X																				
[T-19 §1.12]				X																				
1.11.2.1.2 - 1.11.2.2		X																						
[T-19 §1.08]				X																				

*The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division 1 remains the same.

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MARGINAL MARKINGS

Symbols in the margin indicate the status of code changes as follows:

‖ This symbol indicates that a change has been made to a California amendment.

> This symbol indicates deletion of California amendment language.

| This symbol indicates that a change has been made to International Code Council model language.

➡ This symbol indicates deletion of International Code Council model language.

ABOUT THE I-CODES

The 2024 I-Codes, published by the ICC, are 15 fully compatible titles intended to establish provisions that adequately protect public health, safety and welfare; that do not unnecessarily increase construction costs; that do not restrict the use of new materials, products or methods of construction; and that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

The I-Codes are updated on a 3-year cycle to allow for new construction methods and technologies to be incorporated into the codes. Alternative materials, designs and methods not specifically addressed in the I-Code can be approved by the building official where the proposed materials, designs or methods comply with the intent of the provisions of the code.

The I-Codes are used as the basis of laws and regulations in communities across the US and in other countries. They are also used in a variety of nonregulatory settings, including:

- Voluntary compliance programs.
- The insurance industry.
- Certification and credentialing for building design, construction and safety professionals.
- Certification of building and construction-related products.
- Facilities management.
- “Best practices” benchmarks for designers and builders.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

Code Development Process

The code development process regularly provides an international forum for building professionals to discuss requirements for building design, construction methods, safety, performance, technological advances and new products. Proposed changes to the I-Codes, submitted by code enforcement officials, industry representatives, design professionals and other interested parties are deliberated through an open code development process in which all interested and affected parties may participate.

Openness, transparency, balance, due process and consensus are the guiding principles of both the ICC Code Development Process and OMB Circular A-119, which governs the federal government’s use of private-sector standards. The ICC process is open to anyone without cost. Remote participation is available through cdpAccess®, the ICC’s cloud-based app.

In order to ensure that organizations with a direct and material interest in the codes have a voice in the process, the ICC has developed partnerships with key industry segments that support the ICC’s important public safety mission. Some code development committee members were nominated by the following industry partners and approved by the ICC Board:

- American Gas Association (AGA)
- American Institute of Architects (AIA)
- American Society of Plumbing Engineers (ASPE)
- International Association of Fire Chiefs (IAFC)
- National Association of Home Builders (NAHB)
- National Association of State Fire Marshals (NASFM)
- National Council of Structural Engineers Association (NCSEA)
- National Multifamily Housing Council (NMHC)
- Plumbing Heating and Cooling Contractors (PHCC)
- Pool and Hot Tub Alliance (PHTA), formerly The Association of Pool and Spa Professionals (APSP)

Code development committees evaluate and make recommendations regarding proposed changes to the codes. Their recommendations are then subject to public comment and council-wide votes. The ICC’s governmental members—public safety officials who have no financial or business interest in the outcome—cast the final votes on proposed changes.

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The I-Codes are subject to change through future code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the ICC at iccsafe.org/products-and-services/i-codes/code-development/.

While the I-Code development procedure is thorough and comprehensive, the ICC, its members and those participating in the development of the codes expressly disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. NO WARRANTY OF ANY KIND, IMPLIED, EXPRESSED OR STATUTORY, IS GIVEN WITH RESPECT TO THE I-CODES. The ICC does not have the power or authority to police or enforce compliance with the contents of the I-Codes.

Code Development Committee Responsibilities (Letter Designations in Front of Section Numbers)

In each cycle, proposed changes are considered by the Code Development Committee assigned to a specific code or subject matter. Committee Action Hearings result in recommendations regarding a proposal to the voting membership. Where changes to a code section are not considered by that code's own committee, the code section is preceded by a bracketed letter designation identifying a different committee. Bracketed letter designations for the I-Code committees are:

[A] = Administrative Code Development Committee
[BE] = IBC—Egress Code Development Committee
[BF] = IBC—Fire Safety Code Development Committee
[BG] = IBC—General Code Development Committee
[BS] = IBC—Structural Code Development Committee
[E] = Developed under the ICC's Standard Development Process
[EB] = International Existing Building Code Development Committee
[F] = International Fire Code Development Committee
[FG] = International Fuel Gas Code Development Committee
[M] = International Mechanical Code Development Committee
[P] = International Plumbing Code Development Committee
[SP] = International Swimming Pool and Spa Code Development Committee

For the development of the 2027 edition of the I-Codes, the ICC Board of Directors approved a standing motion from the Board Committee on the Long-Term Code Development Process to revise the code development cycle to incorporate two committee action hearings for each code group. This change expands the current process from two independent 1-year cycles to a single continuous 3-year cycle. There will be two groups of code development committees and they will meet in separate years. The current groups will be reworked. With the energy provisions of the *International Energy Conservation Code*® (IECC®) and Chapter 11 of the *International Residential Code*® (IRC®) now moved to the Code Council's Standards Development Process, the reduced volume of code changes will be distributed between Groups A and B.

Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold Committee Action Hearings in different years, proposals for most codes will be heard by committees in both the 2024 (Group A) and the 2025 (Group B) code development cycles. It is very important that anyone submitting code change proposals understands which code development committee is responsible for the section of the code that is the subject of the code change proposal.

Please visit the ICC website at iccsafe.org/products-and-services/i-codes/code-development/current-code-development-cycle for further information on the Code Development Committee responsibilities as it becomes available.

Coordination of the I-Codes

The coordination of technical provisions allows the I-Codes to be used as a complete set of complementary documents. Individual codes can also be used in subsets or as stand-alone documents. Some technical provisions that are relevant to more than one subject area are duplicated in multiple model codes.

INTRODUCTION TO THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

The IWUIC establishes minimum requirements for land use and the built environment in designated wildland-urban interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world.

Population growth and the expanding urban development into traditionally nonurban areas have increasingly brought humans into contact with wildfires. According to the National Fire Protection Agency (NFPA), every year, wildfires burn across the United States and a growing number of people are living where wildfires are a real risk. In 2018 more than 58,000 fires burned nearly 9 million acres across the US. More than 25,000 structures were destroyed, including 18,137 residences and 229 commercial structures. California accounted for the highest number of structures lost in one state due to the number of significant fires, including the Mendocino Complex, Carr, Camp and Woolsey fires.

The IWUIC is a model code that is intended to be adopted and used supplemental to the adopted building and fire codes of a jurisdiction. The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. The IWUIC has as its objective the establishment of minimum special regulations for the safeguarding of life and

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property from the intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to prevent structure fires from spreading to wildland fuels, even in the absence of fire department intervention.

Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas are provided in a tiered manner commensurate with the relative level of hazard present.

ARRANGEMENT AND FORMAT OF THE 2025 CWUIC

The format of the CWUIC allows each chapter to be devoted to a particular subject. The following table shows how the CWUIC is divided. The chapter synopses detail the scope and intent of the provisions of the CWUIC.

CHAPTER TOPICS	
CHAPTER	**SUBJECT**
1-2	Administration and Definitions
3-4	Wildland-Urban Interface Area Designation and Requirements
5	Building Construction Regulations
6	Fire Protection Requirements
7	Referenced Standards
Appendices A-I	Adoptable and Informational Appendices

Chapter 1 Scope and Administration.

Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner.

Chapter 2 Definitions.

Chapter 2 is the repository of the definitions of terms used in the body of the code. The user of the code should be familiar with and consult this chapter because the definitions are essential to the correct interpretation of the code and because the user may not be aware that a term is defined.

Chapter 3 Wildland-Urban Interface Areas.

Chapter 3 provides for the fundamental aspect of applying the code—the legal declaration and establishment of wildland-urban interface areas within the adopting jurisdiction, *mapping of the area, periodic review and updates.*

Chapter 4 Wildland-Urban Interface Area Requirements.

The requirements of Chapter 4 apply to all occupancies in the wildland-urban interface and pertain to all of the following:

1. Fire service access to the property that is to be protected, including fire apparatus access roads and off-road driveways.
2. Premises identification.
3. Key boxes to provide ready access to properties secured by gated roadways or other impediments to rapid fire service access.
4. Fire protection water supplies, including adequate water sources, pumper apparatus drafting sites, fire hydrant systems and system reliability.
5. Fire department access to equipment such as fire suppression equipment and fire hydrants.

Chapter 5 Special Building Construction Regulations.

The regulations in Chapter 5 establish minimum standards for the location, design and construction of buildings and structures based on *construction within a Fire Hazard Severity Zone or a Wildland-Urban Interface (WUI) Area.*

The construction provisions of Chapter 5 are intended to supplement the requirements of the *California Building Code and California Residential Code* and address mitigation of the unique hazards posed to buildings by wildfire and to reduce the hazards of building fires spreading to wildland fuels. This is accomplished by requiring ignition-resistant construction materials.

Chapter 6 Fire Protection Requirements.

Chapter 6 contains additional requirements for development and construction in Local Responsibility Areas (LRA) designated as Very High Fire Hazard Severity Zones and areas designated by the State Fire Marshal as State Responsibility Areas (SRA). While many of these provisions are found in Title 14 and Title 19 of the California Code of Regulations, they are replicated here for the code user. The local jurisdiction has the authority to apply the same regulations to LRA when the regulations are adopted by local ordinance.

The requirements in this chapter reference the process for adoption of Very High Fire Hazard Severity Zones in the LRA; criteria for evaluating existing subdivisions that are at significant fire risk and are without an adequate secondary egress; and criteria for fire safety provisions required in the Safety Element of a city or county General Plan.

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The chapter includes mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures.

Chapter 7 Referenced Standards.

Chapter 7 lists all of the product and installation standards and codes that are referenced throughout Chapters 1 through 6 and includes identification of the promulgators and the section numbers in which the standards and codes are referenced. As stated in Section 102.4, these standards and codes become an enforceable part of the code (to the prescribed extent of the reference) as if printed in the body of the code.

Appendix A General Requirements.

Appendix A, while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide fire-protection measures supplemental to those found in Chapter 6 to reduce the threat of wildfire in a wildland-urban interface area and improve the capability for controlling such fires. This appendix includes detailed requirements for vegetation control; the code official's authority to close wildland-interface areas in times of high fire danger; control of fires, fireworks usage and other sources of ignition; storage of hazardous materials and combustibles; bans on the dumping of waste materials and ashes and coals in wildland-urban interface areas; protection of pumps and water supplies; and limits on temporary uses within the wildland-urban interface area.

Appendix B Vegetation Management Plan.

Appendix B, while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide criteria for submitting vegetation management plans, specifying their content and establishing a criterion for considering vegetation management as being a fuel modification.

Appendix C *Community Wildland-Urban Interface (WUI) Fire Hazard Evaluation Framework.*

Appendix C contains a preliminary Community WUI Fire Hazard Evaluation Framework as a suggested methodology to begin to support communities at risk in the identification of their unique hazards and to provide common metrics for comparisons between communities. This preliminary framework includes information on community size, population and fuels; on notification and evacuation; and on the community infrastructure and firefighting response potential. Aspects of this framework may already be included in various community-level documents, such as Community Wildfire Protection Plans or evacuation plans. Development of a standard framework will (1) consolidate relevant WUI fire hazard and planning information in one place, and (2) allow for cross-community comparisons.

The evaluation required to implement this framework will support prefire hazard assessment and during-fire response operations. An increased understanding of fire evacuation, fire structural response and fire defensive action relationships is needed to assess the overall community WUI fire hazard. The quantification of these relationships will enable communities to optimize the community-level response to WUI fire hazards in a more integrated approach and result in increased life safety and reduced losses.

Appendix D *Model Ordinance for Fire Hazard Severity Zone Adoption.*

Appendix D is an informational appendix that is a sample ordinance designed as guidance for a city, county, city and county, or fire district to establish and designate fire hazard severity zones within their jurisdiction.

Appendix E *Reserved.*

Appendix F Characteristics of *Fire-Smart* Vegetation.

Appendix F is an informational appendix provided for the convenience of the code user. It is simply a compilation of the eight characteristics of *fire-smart* vegetation that can be used effectively within wildland-urban interface areas to reduce the likelihood of fire spread through vegetation.

Appendix G *Voluntary Home-Hardening Recommendations.*

Appendix G is an informational appendix that provides discussion of some elements of the proposed self-defense mechanisms and their role in enhancing the protection of exposed structures in the wildland-urban interface. *The items provided in this appendix provide owners with suggestions for increasing the survivability of their structure. These items are not mandatory but can be considered by owners to increase the safety of structures.*

Appendix H *Referenced California Documents.*

Appendix H contains portions of California statutes and regulations located in other documents. They are reprinted in Appendix H to aid the user in understanding the requirements applicable to wildland-urban interface areas and to provide a background for the provisions. Much of the text in the CWUIC is based on the requirements found in these other documents.

Appendix I Board of Appeals.

Appendix I contains the provisions for appeal and the establishment of a board of appeals. The provisions include the application for an appeal, the makeup of the board of appeals and the conduct of the appeal process.

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 1 – ADMINISTRATION

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below			**X**																				
[California Code of Regulations, Title 19, Division 1]				**X**																			
Chapter / Section																							
Division I																							
1.1.1 – 1.11.2.1.1			X																				
[T-19 §1.11]				X																			
[T-19 §1.12]				X																			
1.11.2.1.2 – 1.11.2.2			X																				
[T-19 §1.08]				X																			
[T-19 §1.13]				X																			
1.11.2.3 – 1.11.11																							
[T-19 §1.03]				X																			
[T-19 §1.09.1]				X																			
1.12																							
Division II																							
101.1			X																				
101.2			X																				
101.3.1			X																				
101.6			X																				
102.1			X																				
102.2			X																				
102.6			X																				
104.2.2			X																				
104.3			X																				
104.6			X																				
104.8			X																				
104.8.1			X																				
105.1			X																				
105.2			X																				
105.3			X																				
105.4			X																				
105.8			X																				
105.10			X																				
106.1 – 106.5			X																				
106.8			X																				
106.10			X																				
107			X																				
109.1 – 109.1.2.3			X																				
109.3.7.1			X																				
109.3.7.2			X																				
110 – 111			X																				
113			X																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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CHAPTER

1 ADMINISTRATION

DIVISION I
CALIFORNIA ADMINISTRATION

SECTION 1.1—GENERAL

1.1.1 Title. *These regulations shall be known as the California Wildland-Urban Interface Code, may be cited as such, and will be referred to herein as "this code." The California Wildland-Urban Interface Code is Part 7 of thirteen parts of the official compilation and publication of the adoptions, amendment, and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part incorporates by adoption of the 2024 International Wildland-Urban Interface Code of the International Code Council (ICC) with necessary California amendments.*

1.1.2 Purpose. *The purpose of this code is to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire through the use of performance and prescriptive requirements for construction and development in all Fire Hazard Severity Zones in State Responsibility Areas (SRA), and Local Responsibility Areas (LRA) designated as Very High and High Fire Hazard Severity Zones, and increase the ability of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas (SRA), or Wildland-Urban Interface (WUI) Areas, to resist the intrusion of flames or embers projected by a fire and contributes to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire.*

1.1.3 Scope. *The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout the State of California.*

This code establishes regulations affecting or relating to buildings, structures, processes, premises, and a reasonable degree of life and property safeguards regarding:

1. *The hazard of fire and explosion arising from the storage, handling, or use of structures, materials, or devices.*
2. *Conditions hazardous to life, property, or public welfare in the use or occupancy of buildings, structures, or premises.*
3. *Fire hazards in the buildings, structures, orp on-premises from use of, occupancy of, or operation.*
4. *Matters related to the construction, extension, repair, alteration, or removal of fire suppression or alarm systems.*
5. *Conditions affecting the safety of firefighters and emergency responders during emergency operations.*

1.1.4 Appendices. *Provisions contained in the appendices of this code shall not apply unless specifically adopted by a state agency or adopted by a local enforcing agency in compliance with Health and Safety Code, Section 18901 et. seq. for Building Standards Law, Health and Safety Code, Section 17950 for State Housing Law and Health and Safety Code, Section 13869.7 for Fire Protection Districts. See Section 1.1.8 of this code.*

1.1.5 Referenced codes. *The codes, standards, and publications adopted and set forth in this code, including other codes, standards, and publications referred to herein are, by title and date of publication, hereby adopted as standard reference documents of this code. When this code does not specifically cover any subject related to building design and construction, recognized architectural or engineering practices shall be employed. The National Fire Codes, standards, and the Fire Protection Handbook of the National Fire Protection Association are permitted to be used as authoritative guides in determining recognized fire prevention engineering practices.*

1.1.6 Nonbuilding standards, orders, and regulations. *Requirements contained in the California Wildland-Urban Interface Code, or in any other referenced standard, code, or document, which are not building standards as defined in Health and Safety Code, Section 18909 shall not be construed as a building standard. The nonbuilding standards contained herein are applicable in the wildland interface areas and can be cited as a section of this code, or where the section is identified on the tagline by the source document, the provision can be cited under the source document.*

1.1.7 Order of precedence and use.

1.1.7.1 Differences. *In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern.*

1.1.7.2 Specific provisions. *Where a specific provision varies from a general provision, the specific provision shall apply.*

1.1.7.3 Conflicts. *When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24, the most restrictive requirements shall prevail.*

1.1.7.3.1 CBC and CRC. *Detached one- and two-family dwellings, efficiency dwelling units, lodging houses, live/work units, and townhouses not more than three stories above grade plane with a separate means of egress, and their accessory structures, may be designed and constructed in accordance with the California Building Code or the California Residential Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the California Residential Code, and the code user is specially directed by the California Residential Code to use the California Building Code.*

1.1.8 City, county, or city and county amendments, additions or deletions. *The provisions of this code do not limit the authority of city, county, or city and county governments to establish more restrictive and reasonably necessary differences to the provisions*

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contained in this code pursuant to complying with Section 1.1.8.1. The effective date of amendments, additions, or deletions to this code of a city, county, or city and county filed pursuant to Section 1.1.8.1 shall be the date filed. However, in no case shall the amendments, additions, or deletions to this code be effective any sooner than the effective date of this code.

Local modifications shall comply with Health and Safety Code, Section 18941.5 for Building Standards Law, Health and Safety Code, Section 17958 for State Housing Law or Health and Safety Code, Section 13869.7 for Fire Protection Districts.

1.1.8.1 Findings and filings.

1. *The city, county, or city and county shall make express findings for each amendment, addition, or deletion based upon climatic, topographical, or geological conditions.*

   ***Exception:** Hazardous building ordinances and programs mitigating unreinforced masonry buildings.*
2. *The city, county, or city and county shall file the amendments, additions, or deletions expressly marked and identified as to the applicable findings. Cities, counties, cities and counties, and fire departments shall file the amendments, additions, or deletions, and the findings with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.*
3. *Findings prepared by fire protection districts shall be ratified by the local city, county, or city and county and filed with the California Department of Housing and Community Development, Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 or 2020 West El Camino Avenue, Suite 250, Sacramento, CA 95833-1829.*

***1.1.8.2 Locally adopted energy standards—California Energy Code, Part 6.** In addition to the provisions of Section 1.1.8.1 of this Part, the provisions of this section apply to cities, counties, and city and county amending adopted energy standards affecting buildings and structures subject to the California Energy Code, Part 6.*

Applicable provisions of Public Resources Code Section 25402.1 and applicable provisions of Chapter 10 of the California Administrative Code, Part 1 apply to local amendment of energy standards adopted by the California Energy Commission.

***1.1.9 Effective date of this code.** Only those standards approved by the California Building Standards Commission that are effective at the time an application for a building permit is submitted shall apply to the plans and specifications for, and to the construction performed under that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.*

***1.1.10 Availability of codes.** At least one complete copy each of Titles 8, 19, 20, 24, and 25 with all revisions shall be maintained in the office of the building official responsible for the administration and enforcement of this code. Each state department concerned, and each city, county, or city and county shall have an up-to-date copy of the code available for public inspection. See Health and Safety Code, Section 18942(e)(1) and (2).*

***1.1.11 Format.** This part fundamentally adopts the California Wildland-Urban Interface Code by reference on a chapter-by-chapter basis. When a specific chapter of the California Wildland-Urban Interface Code is not printed in the code and is marked "Reserved," such a chapter of the California Wildland-Urban Interface Code is not adopted as a portion of this code. When a specific chapter of the California Wildland-Urban Interface Code is marked "Not adopted by the State of California," but appears in the code, it may be available for adoption by local ordinance.*

***Note:** Matrix Adoption Tables at the front of each chapter may aid the code user in determining which chapter or sections within a chapter are applicable to buildings under the authority of a specific state agency, but they are not to be considered regulatory.*

***1.1.12 Validity.** If any chapter, section, subsection, sentence, clause, or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.*

SECTION 1.11—OFFICE OF THE STATE FIRE MARSHAL

***1.11.1 SFM—Office of the State Fire Marshal.** The specific scope of application of the agency responsible for enforcement, the enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.*

Application:

***Institutional, educational, or any similar occupancy.** Any building or structure used or intended for use as an asylum, jail, prison, mental hospital, hospital, sanitarium, home for the elderly, children's nursery, children's home or institution, school or any similar occupancy of any capacity.*

***Authority cited**—Health and Safety Code Section 13143.*

***Reference**—Health and Safety Code Section 13143.*

***Assembly or similar place of assemblage.** Any theater, dancehall, skating rink, auditorium, assembly hall, meeting hall, nightclub, fair building or similar place of assemblage where 50 or more persons may gather together in a building, room or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education.*

***Authority cited**—Health and Safety Code Section 13143.*

***Reference**—Health and Safety Code Section 13143.*

Small family day-care homes.

***Authority cited**—Health and Safety Code Sections 1597.45, 1597.54, 13143 and 17921.*

***Reference**—Health and Safety Code Section 13143.*

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Large family day-care homes.

Authority cited—*Health and Safety Code Sections 1597.46, 1597.54 and 17921.*

Reference—*Health and Safety Code Section 13143.*

Residential facilities and residential facilities for the elderly.

Authority cited—*Health and Safety Code Section 13133.*

Reference—*Health and Safety Code Section 13143.*

Any state institution or other state-owned or state-occupied building.

Authority cited—*Health and Safety Code Section 13108.*

Reference—*Health and Safety Code Section 13143.*

Any state institution or other state-owned or specified state-occupied building.

Specified state-occupied buildings. *Any building, structure or area that meets any of the following criteria:*

1. *A building where the state has contracted into a build-to-suit lease.*
2. *A courthouse holding facility or trial court with a detention area.*
3. *A building used by the Department of Corrections and Rehabilitation (CDCR) as a community correctional reentry center.*
4. *100 percent state occupied.*
5. *State-occupied areas in a state-leased building that is a high-rise and is 75 percent of the net area floor space or more occupied by state entities.*
6. *State-occupied areas in a building that contains 5,000 square feet or more space of state-leased Group H or Group L occupancy.*
7. *A state-leased building with facilities with the primary purpose of housing state records and/or state artifacts of historical significance.*
8. *Properties leased by California State University (CSU).*
9. *State institutions and their real property.*
10. *CAL FIRE occupied areas in leased buildings.*
11. *State-leased facilities where the governing body's fire protection services rely on an all-volunteer fire department.*

Authority cited—*Health and Safety Code, Sections 13108, 13145, 13146, 16022.5 and 17921.*

Reference—*Health and Safety Code, Sections 13108, 13143, 13145, 13146, 16022.5 and 17921.*

High-rise structures.

Authority cited—*Health and Safety Code Section 13211.*

Reference—*Health and Safety Code Section 13143.*

Motion picture production studios.

Authority cited—*Health and Safety Code Section 13143.1.*

Reference—*Health and Safety Code Section 13143.*

Organized camps.

Authority cited—*Health and Safety Code Section 18897.3.*

Reference—*Health and Safety Code Section 13143.*

Residential. *All hotels, motels, lodging houses, apartment houses and dwellings, including congregate residences and buildings and structures accessory thereto. Multiple-story structures existing on January 1, 1975, allowed for human habitation, including and limited to hotels, motels and apartment houses less than 75 feet (22 860 mm) above the lowest floor level having building access, wherein rooms used for sleeping are let above the ground floor.*

Authority cited—*Health and Safety Code Sections 13143.2 and 17921.*

Reference—*Health and Safety Code Section 13143.*

Residential care facilities. *Certified family care homes, out-of-home placement facilities, halfway houses, drug and/or alcohol rehabilitation facilities, and any building or structure used or intended for use as a home or institution for the housing of any person of any age when such person is referred to or placed within such home or institution for protective social care and supervision services by any governmental agency.*

Authority cited—*Health and Safety Code Section 13143.6.*

Reference—*Health and Safety Code Section 13143.*

Tents, awnings, or other fabric enclosures used in connection with any occupancy.

Authority cited—*Health and Safety Code Section 13116.*

Reference—*Health and Safety Code Section 13143.*

Fire alarm devices, equipment and systems in connection with any occupancy.

Authority cited—*Health and Safety Code Section 13114.*

Reference—*Health and Safety Code Section 13143.*

Hazardous materials.

Authority cited—*Health and Safety Code Section 13143.9.*

Reference—*Health and Safety Code Section 13143.*

Flammable and combustible liquids.

Authority cited—*Health and Safety Code Section 13143.6.*

Reference—*Health and Safety Code Section 13143.*

Public school automatic fire detection, alarm and sprinkler systems.

Authority cited—*Health and Safety Code Section 13143 and California Education Code Article 7.5, Sections 17074.50, 17074.52 and 17074.54.*

Reference—*Government Code Section 11152.5, Health and Safety Code Section 13143, and California Education Code Chapter 12.5, Leroy F. Greene School Facilities Act of 1998, Article 1.*

Wildland-urban interface fire area.

Authority cited—*Health and Safety Code Sections 13143, 13108.5(a) and 18949.2(b) and (c) and Government Code Section 51189.*

Reference—*Health and Safety Code Sections 13143, Government Code Sections 51176, 51177, 51178 and 51179, and Public Resources Code Sections 4201 through 4204.*

1.11.1.1 Adopting agency identification. *The provisions of this code applicable to buildings identified in Subsection 1.11.1 will be identified in the Matrix Adoption Tables under the acronym SFM.*

1.11.2 Duties and powers of the enforcing agency.

1.11.2.1 Enforcement.

1.11.2.1.1 Responsibility for enforcement. *The responsibility for enforcement of building standards adopted by the State Fire Marshal and published in the California Building Standards Code relating to fire and panic safety and other regulations of the State Fire Marshal shall, except as provided in Section 1.11.2.1.2, be as follows:*

1. *The city, county, or city and county with jurisdiction in the area affected by the standard or regulation shall delegate the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R-3 occupancies, as described in Section 310.1 of Part 2 of the California Building Standards Code, to either of the following:*
    1.1. *The chief of the fire authority of the city, county or city and county, or an authorized representative.*
    1.2. *The chief building official of the city, county or city and county, or an authorized representative.*
2. *The chief of any city or county fire department or any fire protection district, and authorized representatives, shall enforce within the jurisdiction the building standards and other regulations of the State Fire Marshal, except those described in Item 1 or 4.*
3. *The State Fire Marshal shall have the authority to enforce the building standards and other regulations of the State Fire Marshal in areas outside of corporate cities and districts providing fire protection services.*
4. *The State Fire Marshal shall have the authority to enforce the building standards and other regulations of the State Fire Marshal in corporate cities and districts providing fire protection services at the request of the chief fire official or the governing body.*
5. *Any fee charged pursuant to the enforcement authority of this section shall not exceed the estimated reasonable cost of providing the service for which the fee is charged pursuant to Section 66014 of the Government Code.*

[California Code of Regulations, Title 19, Division 1, §1.11] Enforcement of Regulations.

In most instances, the application of the California Code of Regulations, Title 19, Division 1 to existing occupancies will necessitate the granting of sufficient time to effect the necessary changes. The inspection authority must, therefore, exercise good judgment in authorizing sufficient time to complete the required changes, taking into consideration the degree of danger to life in the event of a fire while rectification is being carried out. The inspection authority may require immediate compliance with any or all of the regulations, or he may grant a reasonable length of time in which to conform.

[California Code of Regulations, Title 19, Division 1, §1.12] Enforcement Agency.

(a) The provisions of California Code of Regulations, Title 19, Division 1 regulations shall be enforced by the State Fire Marshal, the chief of any city or county fire department or fire protection district, and their authorized representatives, in their respective areas of jurisdiction.

(b) The division of authority for the enforcement of these regulations shall be in accordance with the following:

(1) The chief of any city or county fire department or fire protection district, and their authorized representatives shall enforce the rules and regulations in their respective areas.

(2) The State Fire Marshal shall have the authority to enforce the rules and regulations in areas outside of corporate cities and county fire protection districts.

(3) The State Fire Marshal shall have the authority to enforce the rules and regulations in corporate cities and county fire protection districts upon request of the chief fire official or the governing body.

(c) *Regardless of the provisions of subsections (a) and (b) above, these regulations shall be enforced in state institutions, and state-owned and state-occupied buildings in accordance with the provisions of Section 13108, Health and Safety Code.*

(d) *Regardless of the above provisions of this section, these regulations shall be enforced only by the State Fire Marshal in every jail or place of detention for persons charged with or convicted of a crime, unless the chief of a city or county fire department or fire protection district, or such chief's authorized representative, indicates in writing to the State Fire Marshal that inspections of such jails or places of detention will be conducted by the chief or such person's authorized representative, in their respective area of jurisdiction. The inspections shall be made at least once every two years for the purpose of enforcing the regulations adopted by the State Fire Marshal, pursuant to Section 13143. Reports of inspection conducted pursuant to this subsection shall be on forms provided by the State Fire Marshal and shall be submitted to the official in charge of the facility, the local governing body, the State Fire Marshal, and the Corrections Standards Authority within 30 days of the inspections.*

1.11.2.1.2 Reprint of Health and Safety Code Section 13108

Pursuant to Health and Safety Code Section 13108, and except as otherwise provided in this section, building standards adopted by the State Fire Marshal published in the California Building Standards Code relating to fire and panic safety shall be enforced by the State Fire Marshal in all state-owned buildings, state-occupied buildings, and state institutions throughout the state. Upon the written request of the chief fire official of any city, county or fire protection district, the State Fire Marshal may authorize such chief fire official and his or her authorized representatives, in their geographical area of responsibility, to make fire prevention inspections of state-owned or state-occupied buildings, other than state institutions, for the purpose of enforcing the regulations relating to fire and panic safety adopted by the State Fire Marshal pursuant to this section and building standards relating to fire and panic safety published in the California Building Standards Code. Authorization from the State Fire Marshal shall be limited to those fire departments or fire districts that maintain a fire prevention bureau staffed by paid personnel.

Pursuant to Health and Safety Code Section 13108, any requirement or order made by any chief fire official who is authorized by the State Fire Marshal to make fire prevention inspections of state-owned or state-occupied buildings, other than state institutions, may be appealed to the State Fire Marshal. The State Fire Marshal shall, upon receiving an appeal and subject to the provisions of Chapter 5 (commencing with Section 18945) of Part 2.5 of Division 13 of the Health and Safety Code, determine if the requirement or order made is reasonably consistent with the fire and panic safety regulations adopted by the State Fire Marshal and building standards relating to fire and panic safety published in the California Building Code.

Any person may request a code interpretation from the State Fire Marshal relative to the intent of any regulation or provision adopted by the State Fire Marshal. When the request relates to a specific project, occupancy or building, the State Fire Marshal shall review the issue with the appropriate local enforcing agency prior to rendering such code interpretation.

1.11.2.2 Right of entry. *The fire chief of any city, county, or fire protection district, or such person's authorized representative, may enter any state institution or any other state-owned or state-occupied building for the purpose of preparing a fire suppression preplanning program or for the purpose of investigating any fire in a state-occupied building.*

The State Fire Marshal, his or her deputies or salaried assistants, the chief of any city or county fire department or fire protection district, and his or her authorized representatives may enter any building or premises not used for dwelling purposes at any reasonable hour for the purpose of enforcing this chapter. The owner, lessee, manager, or operator of any such building or premises shall permit the State Fire Marshal, his or her deputies or salaried assistants, and the chief of any city or county fire department or fire protection district and his or her authorized representatives to enter and inspect them at the time and for the purpose stated in this section.

[California Code of Regulations, Title 19, Division 1, §1.08] Report of Arrest.

Any inspection authority who, in the exercise of his authority as a Deputy State Fire Marshal, causes any legal complaints to be filed or any arrest to be made shall notify the State Fire Marshal immediately following such action.

[California Code of Regulations, Title 19, Division 1, §1.13] Penalty.

Section 13112 of the Health and Safety Code provides that:

(a) *"Every person who violates any provision of this chapter, or any order, rule or regulation made pursuant to this chapter is guilty of a misdemeanor punishable by a fine of not less than one hundred dollars ($100) or more than five hundred dollars ($500), or by imprisonment for not more than six months, or by both."*

(b) *"A person is guilty of a separate offense each day during which he commits, continues or permits a violation of any provision of, or any order, rule or regulation made pursuant to, this chapter."*

1.11.2.3 More restrictive fire and panic safety building standards.

1.11.2.3.1 Fire protection district. *Any fire protection district organized pursuant to Health and Safety Code Part 2.7 (commencing with Section 13800) of Division 12 may adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code. For these purposes, the district board shall be deemed a legislative body, and the district shall be deemed a local agency. Any changes or modifications that are more stringent than the requirements published in the California Building Standards Code relating to fire and panic safety shall be subject to Section 1.1.7.1.*

1.11.2.3.2 Noticing a proposed ordinance. *Any fire protection district that proposes to adopt an ordinance pursuant to this section shall, not less than 30 days prior to noticing a proposed ordinance for a public hearing, provide a copy of that ordinance,*

together with the adopted findings made pursuant to Section 1.11.2.3.1, to the city, county, or city and county where the ordinance will apply. The city, county, or city and county may provide the district with written comments, which shall become part of the fire protection district's public hearing record.

1.11.2.3.3 Ratification. *The fire protection district shall transmit the adopted ordinance to the city, county, or city and county where the ordinance will apply. The legislative body of the city, county, or city and county may ratify, modify, or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination. Any modification or denial of an adopted ordinance shall include a written statement describing the reasons for any modifications or denial. No ordinance adopted by the district shall be effective until ratification by the city, county, or city and county where the ordinance will apply. Upon ratification of an adopted ordinance, the city, county, or city and county shall file a copy of the findings of the district, and any findings of the city, county, or city and county, together with the adopted ordinance expressly marked and identified to which each finding refers, in accordance with Section 1.1.8.1(3).*

1.11.2.4 Request for alternate means of protection. *Requests for approval to use an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be made in writing to the enforcing agency by the owner or the owner's authorized representative and shall be accompanied by a full statement of the conditions. Sufficient evidence or proof shall be submitted to substantiate any claim that may be made regarding its conformance. The enforcing agency may require tests and the submission of a test report from an approved testing organization as set forth in the California Code of Regulations, Title 19, to substantiate the equivalency of the proposed alternative means of protection.*

When a request for alternate means of protection involves hazardous materials, the authority having jurisdiction may consider the implementation of the findings and recommendations identified in a Risk Management Plan (RMP) developed in accordance with Title 19, Division 2, Chapter 4.5, Article 3.

Approval of a request for the use of an alternative material, assembly of materials, equipment, method of construction, method of installation of equipment or means of protection made pursuant to these provisions shall be limited to the particular case covered by request and shall not be construed as establishing any precedent for any future request.

1.11.2.5 Appeals. *When a request for an alternate means of protection has been denied by the enforcing agency, the applicant may file a written appeal to the State Fire Marshal for consideration of the applicant's proposal. In considering such an appeal, the State Fire Marshal may seek the advice of the State Board of Fire Services. The State Fire Marshal shall, after considering all of the facts presented, including any recommendations of the State Board of Fire Services, determine if the proposal is for the purposes intended, at least equivalent to that specified in these regulations in quality, strength, effectiveness, fire resistance, durability, and safety, and shall transmit such findings and any recommendations to the applicant and to the enforcing agency.*

1.11.3 Construction documents.

1.11.3.1 Public schools. *Plans and specifications for the construction, alteration, or addition to any building owned, leased, or rented by any public school district shall be submitted to the Division of the State Architect.*

1.11.3.2 Movable walls and partitions. *Plans or diagrams shall be submitted to the enforcing agency for approval before the installation of, or rearrangement of, any movable wall or partition in any occupancy. Approval shall be granted only if there is no increase in the fire hazard.*

1.11.3.3 New construction high-rise buildings.

1. *Complete plans or specifications, or both, shall be prepared to cover all work required to comply with new construction high-rise buildings. Such plans and specifications shall be submitted to the enforcing agency having jurisdiction.*
2. *All plans and specifications shall be prepared under the responsible charge of an architect, or a civil or structural engineer authorized by law to develop construction plans and specifications, or by both such architect and engineer. Plans and specifications shall be prepared by an engineer duly qualified in that branch of engineering necessary to perform such services. Administration of the work of construction shall be under the charge of the responsible architect or engineer except that where plans and specifications involve alterations or repairs, such work of construction may be administered by an engineer duly qualified to perform such services and holding a valid certificate under Chapter 7 (commencing with Section 65700) of Division 3 of the Business and Professions Code for the performance of services in that branch of engineering in which said plans, specifications and estimates and work of construction are applicable.*

   This section shall not be construed as preventing the design of fire-extinguishing systems by persons holding a C-16 license issued pursuant to Division 3, Chapter 9, Business and Professions Code. In such instances, however, the responsibility charge of this section shall prevail.

1.11.3.4 Existing high-rise buildings.

1. *Complete plans or specifications, or both, shall be prepared to cover all work required by California Fire Code Chapter 11 and California Existing Building Code for existing high-rise buildings. Such plans or specifications shall be submitted to the enforcing agency having jurisdiction.*
2. *When new construction is required to conform with the provisions of these regulations, complete plans or specifications, or both, shall be prepared in accordance with the provisions of this subsection. As used in this section, "new construction" is not intended to include repairs, replacements, or minor alterations that do not disrupt or appreciably add to or affect the structural aspects of the building.*

1.11.3.5 Retention of plans. *Refer to Building Standards Law, Health and Safety Code Sections 19850 and 19851 for permanent retention of plans.*

1.11.4 Fees.

1.11.4.1 Other fees. *Pursuant to Health and Safety Code Section 13146.2, a city, county, or district that inspects a hotel, motel, lodging house, or apartment house may charge and collect a fee for the inspection from the owner of the structure in an amount, as determined by the city, county, or district, sufficient to pay its costs of that inspection.*

1.11.4.2 Large family day-care. *Pursuant to the Health and Safety Code, Section 1597.46, Large Family Day-Care Homes, the local government shall process any required permit as economically as possible, and fees charged for review shall not exceed the costs of the review and permit process.*

1.11.4.3 High-rise. *Pursuant to Health and Safety Code Section 13217, High-Rise Structure Inspection: Fees and costs, a local agency that inspects a high-rise structure pursuant to Health and Safety Code Section 13217 may charge and collect a fee for the inspection from the owner of the high-rise structure in an amount, as determined by the local agency, sufficient to pay its costs of that inspection.*

1.11.4.4 Fire clearance pre-inspection. *Pursuant to Health and Safety Code Section 13235, Fire Clearance Pre-inspection, fee, upon receipt of a request from a prospective licensee of a community care facility, as defined in Section 1502, of a residential care facility for the elderly, as defined in Section 1569.2, or of a child day care facility, as defined in Section 1596.750, the local fire enforcing agency, as defined in Section 13244, or State Fire Marshal, whichever has primary jurisdiction, shall conduct a pre-inspection of the facility prior to the final fire clearance approval. At the time of the pre-inspection, the primary fire enforcing agency shall price consultation and interpretation of the fire safety regulations and shall notify the prospective licensee of the facility in writing of the specific fire safety regulations which shall be enforced in order to obtain fire clearance approval. A fee equal to, but not exceeding, the actual cost of the pre-inspection services may be charged for the pre-inspection of a facility.*

1.11.4.5 Care facilities. *The primary fire enforcing agency shall complete the final fire clearance inspection for a community care facility, residential care facility for the elderly, or child day care facility within 30 days of receipt of the request for the final inspection, or as of the date, the prospective facility requests the final prelicensure inspection by the State Department of Social Services, whichever is later.*

Pursuant to Health and Safety Code Section 13235, a pre-inspection fee equal to, but not exceeding, the actual cost of the pre-inspection services may be charged for the pre-inspection of a facility.

Pursuant to Health and Safety Code Section 13131.5, a reasonable final inspection fee, not to exceed the actual cost of inspection services necessary to complete a final inspection may be charged for occupancies classified as residential care facilities for the elderly (RCFE).

Pursuant to Health and Safety Code Section 1569.84, neither the State Fire Marshal nor any local public entity shall charge any fee for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to residential care facilities for the elderly (RCFE) which service six or fewer persons.

1.11.4.6 Requests of the Office of the State Fire Marshal. *Whenever a local authority having jurisdiction requests that the State Fire Marshal perform plan review and/or inspection services related to a building permit, the applicable fees for such shall be payable to the Office of the State Fire Marshal.*

1.11.5 Inspections. *Work performed subject to the provisions of this code shall comply with the inspection requirements of 110 as adopted by the Office of the State Fire Marshal.*

1.11.5.1 Existing Group I-1 or R occupancies. *Licensed 24-hour care in a Group I-1 or R occupancy in existence and originally classified under previously adopted state codes shall be reinspected under the appropriate previous code, provided there is no change in the use or character that would place the facility in a different occupancy group.*

1.11.6 Certificate of Occupancy. *A Certificate of Occupancy shall be issued as specified in Title 24, Part 2, California Building Code, Section 111.*

Exception: *Certificates of Occupancy are not required for work exempt from permits in accordance with Section 105.2 of the California Building Code.*

1.11.7 Temporary structures and uses. *See Title 24, Part 2, California Building Code, Section 108.*

1.11.8 Service utilities. *See Title 24, Part 2, California Building Code, Section 112.*

1.11.9 Stop work order. *See Title 24, Part 2, California Building Code, Section 115, and Title 24, Part 9, California Fire Code, Section 113.*

1.11.10 Unsafe buildings, structures and equipment. *See Title 24, Part 2, California Building Code, Section 116, and Title 24, Part 9, California Fire Code, Section 114.*

1.11.11 Adopting agency identification. *The provisions of this code applicable to buildings identified in Section 1.11 will be identified in the Matrix Adoption Tables under the acronym SFM.*

[California Code of Regulations, Title 19, Division 1, §1.03] Scope.

(a) California Code of Regulations, Title 19, Division 1 regulations shall govern the use and maintenance of any building or structure used or intended for use as an asylum, jail, mental hospital, hospital, sanitarium, home for aged, children's home or institution, school or any similar occupancy of any capacity; and any theater, dance hall, skating rink, auditorium, assembly hall, meeting hall, night club, fair building or similar place of assemblage where 50 or more persons may gather together in a building, room or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or

dining, awaiting transportation or education, and in any building or structure which is open to the public and is used or intended to be used for the showing of motion pictures when an admission fee is charged and when such building or structure has a capacity of 10 or more persons, and shall apply to both new and existing occupancies.

Exceptions:

(1) Buildings controlled by the Federal Government, provided they are not subject to the provisions of Section 15452, Education Code.

(2) Homes and institutions and day-care facilities that provide nonmedical board, room, and care for six or fewer ambulatory children.

California Code of Regulations, Title 19, Division 1 regulations shall also apply to any building housing any occupancy when such building is used as an auxiliary or accessory structure to any of the occupancies specified herein. They do not apply to structural requirements not relating to fire and panic safety nor to matters dealing exclusively with health and sanitation.

(b) In accordance with Section 13108 of the Health and Safety Code, California Code of Regulations, Title 19, Division 1 regulations shall govern the design and construction relating to fire protection in any state institution and in any state-owned or state-occupied building. For purposes of the California Code of Regulations, Title 19, Division 1 regulations, "state-occupied buildings" are defined as those portions of a building that are leased or rented by the state and shall include all required exits leading therefrom to a public way. Portions of state-occupied buildings that are not leased or rented by the state shall not fall within the scope of this subsection unless such portions present an exposure hazard to the state-occupied area.

(c) California Code of Regulations, Title 19, Division 1 regulations shall also govern the use and maintenance of "organized camps" as defined in Section 18897, Health and Safety Code.

(d) California Code of Regulations, Title 19, Division 1 regulations shall also govern the use and maintenance of any building or structure used or intended for the housing of any person of any age when such person is referred to or placed within such home or facility for protective social care and supervision services by any governmental agency.

(e) California Code of Regulations, Title 19, Division 1 regulations shall also govern the construction, use, and maintenance of every building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest floor level having building access. For the purpose of this subsection, "building access" shall mean an exterior door opening conforming to all of the following:

(1) Suitable and available for fire department use.

(2) Located not more than 2 feet above the adjacent ground level.

(3) Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.

(4) Designed to permit penetration through the use of fire department forcible entry tools and equipment unless other approved arrangements have been made with the fire authority having jurisdiction.

(f) California Code of Regulations, Title 19, Division 1 regulations shall also apply to vehicles, ships and boats, or other mobile structures when fixed in a specific location and used for any occupancy within the scope of this section.

***Note:** Unless otherwise specified, Title 19 applies to all building occupancies, and related features and equipment throughout the state.*

[California Code of Regulations, Title 19, Division 1, §1.09.1] Order of Precedence.

In the event of any differences between the California Code of Regulations, Title 19, Division 1 regulations and the standard reference documents or standard fire prevention practices, the text of California Code of Regulations, Title 19, Division 1 regulations shall govern. Where a specific provision varies from a general provision, the specific provision shall apply.

SECTION 1.12—BOARD OF FORESTRY

***1.12.1 BoF—Board of Forestry.** The specific scope of application of the agency responsible for enforcement, the enforcement agency, and the specific authority to promulgate and enforce provisions applicable to wildland-urban interface areas, unless otherwise stated.*

[California Code of Regulations, Title 14, Division 1.5, §1270.00] Title.

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

[California Code of Regulations, Title 14, Division 1.5, §1270.01] Definitions.

The following definitions are applicable to Subchapter 2.

(a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.

(b) Board: California Board of Forestry and Fire Protection.

(c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.

(d) CAL FIRE: California Department of Forestry and Fire Protection.

(e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves.

(f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.

(g) Development: As defined in Section 66418.1 of the California Government Code.

(h) Director: Director of the Department of Forestry and Fire Protection or their designee.

(i) Driveway: A vehicular pathway that serves not more than four (4) Residential Units and any number of noncommercial or nonindustrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.

(j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.

(k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.

(l) Fire Authority: A fire department, agency, division, district or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.

(m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.

(n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential and/or ember production.

(o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.

(p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.

(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration or increased intensity of a Wildfire due to the presence of flammable materials, liquids or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.

(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.

(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.

(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.

(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.

(w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes and factory-built housing are considered Residential Units.

(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.

(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.

(z) Road or Driveway Structures: Bridges, culverts and other appurtenant Structures that supplement the Traffic Lane or Shoulders.

(aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for firefighter safety, including:

- *(1) access for emergency wildland fire equipment,*
- *(2) safe civilian evacuation,*
- *(3) signing that avoids delays in emergency equipment response,*
- *(4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and*
- *(5) fuel modification sufficient for civilian and firefighter safety.*

(bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.

(cc) State Responsibility Area (SRA): As defined in Public Resources Code Sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, Sections 1220-1220.5.

(dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.

(ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.

(ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.

(gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.

(hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

(ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.

(jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped and maintained to conform to the requirements of Title 24, California Building Standards Code.

(kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection or vegetation clearance above the Road or Driveway.

(ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.

(mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code Section 51177(i).

(nn) Wildfire: Has the same meaning as "forest fire" in Public Resources Code Section 4103.

[California Code of Regulations, Title 14, Division 1.5, §1270.02] Purpose.

(a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).

(b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.

(c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; and vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

[California Code of Regulations, Title 14, Division 1.5, §1270.03] Scope.

(a) Subchapter 2 shall apply to:

(1) the perimeters and access to all residential, commercial and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021, within the VHFHSZ, except as set forth below in subsection (b).

(2) the siting of newly installed commercial modular, manufactured homes, mobile homes and factory-built housing, as defined in Health and Safety Code Sections 18001.8, 18007, 18008, and 19971;

(3) all tentative and parcel maps or other Developments approved after January 1, 1991; and

(4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative map.

(b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991, for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.

(c) Affected activities include, but are not limited to:

(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) Section 66412(d);

(2) application for a Building permit for new construction not relating to an existing Structure;

(3) application for a use permit;

(4) Road construction including the construction of a Road that does not currently exist, or extension of an existing Road.

(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

[California Code of Regulations, Title 14, Division 1.5, §1270.04] Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

(a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July 1 2021, the VHFHSZ.

(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.

(c) *the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.*

[California Code of Regulations, Title 14, Division 1.5, §1270.05] Local Regulations.

(a) *Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.*

(b) *A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.*

(c) *A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.*

(d) *Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, building construction shall comply with the State Minimum Fire Safe Regulations.*

[California Code of Regulations, Title 14, Division 1.5, §1270.06] Inspections.

Inspections shall conform to the following requirements:

(a) *Inspections in the SRA shall be made by:*

(1) *the Director, or*

(2) *Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or*

(3) *Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).*

(b) *The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:*

(1) *The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.*

(2) *The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.*

(3) *The Local Jurisdiction consents to the delegation of inspection authority.*

(4) *The Director may revoke the delegation at any time.*

(5) *The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.*

(c) *Inspections in the VHFHSZ shall be made by the Local Jurisdiction.*

(d) *Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.*

(e) *Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.*

(f) *When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.*

[California Code of Regulations, Title 14, Division 1.5, §1270.07] Exceptions to Standards.

(a) *Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.*

(b) *Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.*

At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

(c) *Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.*

(d) *Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.*

(e) *If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.*

[California Code of Regulations, Title 14, Division 1.5, §1270.08] Distance Measurements.

All specified or referenced distances are measured along the ground unless otherwise stated.

1.12.2 Agency identification. *The provisions of this code applicable to wildland-urban interface areas identified in Section 1.12 are identified in the body of the code by square brackets containing references to applicable Title 14 sections and in the Cross Reference Table located in Appendix H, Section H107.*

DIVISION II
SCOPE AND ADMINISTRATION

User notes:

About this chapter: Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1–General Provisions (Sections 101–102) and Part 2—Administration and Enforcement (Sections 103–113). Section 101 identifies which buildings and structures come under its purview and references other *California* Codes as applicable.

This code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner.

Note: *Sections adopted or amended by state agencies are specifically indicated by an agency banner or indicated in the Matrix Adoption Table.*

PART 1—GENERAL PROVISIONS

SECTION 101—SCOPE AND GENERAL REQUIREMENTS

[A] 101.1 Title. These regulations shall be known as the *California Wildland-Urban Interface Code* of **[NAME OF JURISDICTION]**, hereinafter referred to as "this code."

[A] 101.2 Scope. *This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a wildland-urban interface (WUI) area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.*

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

[A] 101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

101.3.1 Application. *New buildings and structures with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as "applicable buildings," as well as new buildings and structures accessory to those applicable buildings, located in any of the following:*

1. *All lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA).*
2. *Lands in Local Responsibility Area (LRA) identified by the State Fire Marshal as High and Very High Fire Hazard Severity Zones.*
3. *Land designated as High and Very High Fire Hazard Severity Zones by cities and other local agencies.*
4. *Land designated as a Wildland-Urban Interface Area by cities and other local agencies.*

Exceptions:

1. *Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.*
2. *Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code, of any size located at least 50 feet (15 240 mm) from an applicable building.*
3. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*
4. *New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.*

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[A] 101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the code official, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

[A] 101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

[A] 101.6 Maintenance. Buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

[A] 102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

[A] 102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 7 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] 102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall govern.

[A] 102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

[A] 102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the code official to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

[A] 102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

[A] 102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] 102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or the *California Fire Code, California Building Code, California Existing Building Code or the California Residential Code*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

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PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

[A] 103.1 Creation of agency. The **[INSERT NAME OF DEPARTMENT]** is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

[A] 103.2 Appointment. The code official shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

[A] 104.1 Powers and duties of the code official. The code official is hereby authorized to enforce the provisions of this code.

[A] 104.2 Determination of compliance. The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

[A] 104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

[A] 104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

[A] 104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

[A] 104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the code official shall approve the testing procedures. Such tests shall be performed by a party acceptable to the code official.

[A] 104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved.

[A] 104.2.2.1 Approval authority. An alternative material, design or method shall be approved where the code official finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

[A] 104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

[A] 104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.

[A] 104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

[A] 104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.

[A] 104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.

[A] 104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

[A] 104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the code official.

[A] 104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

[A] 104.2.2.7 Peer review. The code official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is approved by the code official.

[A] 104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided that the code official shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

[A] 104.3 Applications and permits. The code official is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

[A] 104.4 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or on any premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at all reasonable times to inspect or to perform the duties imposed by this code. If such structure or premises is occupied, the code official shall present proper credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the structure or premises and request entry. If such entry is refused, then the code official shall have recourse to every remedy provided by law to secure entry.

[A] 104.4.1 Warrant. Where the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the structure or premises shall not fail or neglect, after a proper request is made as herein provided, to permit entry therein by the code official for the purposes of inspection and examination pursuant to this code.

[A] 104.5 Identification. The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

[A] 104.6 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code. Notices of violations shall be in accordance with Section 110.2.

[A] 104.7 Official records. The code official shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

[A] 104.7.1 Approvals. A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.

[A] 104.7.2 Inspections. The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

[A] 104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the code official for either shall be in writing and shall be retained in the official records.

[A] 104.7.4 Tests. The code official shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

[A] 104.7.5 Fees. The code official shall keep a record of fees collected and refunded in accordance with Section 108.

[A] 104.8 Liability. The code official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

[A] 104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances

implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.9 Approved materials and equipment. Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and approved.

[A] 104.10 Other agencies. When requested to do so by the code official, other officials of this jurisdiction shall assist and cooperate with the code official in the discharge of the duties required by this code.

SECTION 105—PERMITS

[A] 105.1 General. Where not otherwise provided in the requirements of the *California Building Code* or *California Fire Code*, permits are required in accordance with Sections 105.2 through 105.10.

[A] 105.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Section A108.3.

Where required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Lumberyards.
9. Motor vehicle fuel-dispensing stations.
10. Open burning.
11. Pyrotechnical special effects material.
12. Tents, canopies and temporary membrane structures.
13. Tire storage.
14. Welding and cutting operations.

[A] 105.3 Work exempt from permit. Exemption from the permit requirements of this code *or in other Parts of Title 24* shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the code official.

[A] 105.4 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

[A] 105.4.1 Preliminary inspection. Before a permit is issued, the code official is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

[A] 105.4.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.5 Permit approval. Before a permit is issued, the code official, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

[A] 105.6 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and work regulated by this code shall be done in accordance with the approved plans.

[A] 105.6.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the code official shall reject such application in writing, stating the reasons therefor.

[A] 105.7 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

➡ **[A] 105.8 Expiration.** *On or after January 1, 2019, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (See Health and Safety Code Section 18938.5 and 18938.6.)*

[A] 105.9 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

[A] 105.10 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106—CONSTRUCTION DOCUMENTS

[A] 106.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in not fewer than two sets, or in a digital format where allowed by the *code* official, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional documents to be prepared by a registered design professional.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

[A] 106.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

[A] 106.3 Site plan. In addition to the requirements for plans in the *California Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings and site water supply systems. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

➡ **[A] 106.4 Vegetation management *compliance*.** *Prior to the building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in Section 603, including California Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:*

1. *Local, state or federal fire authority or designee authorized to enforce vegetation management requirements.*
2. *Enforcing agency.*

3. *Third-party inspection and certification authorized to enforce vegetation management requirements.*
4. *Property owner certification authorized by the enforcing agency.*

[A] 106.5 Fire protection plan. Where required by the code official pursuant to Section *602*, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

[A] 106.6 Other data and substantiation. Where required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of *fire-smart* vegetation.

[A] 106.7 Vicinity plan. In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of lot lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

[A] 106.8 Retention of plans. One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress. *Refer to Building Standards Law, Health and Safety Code Sections 19850 and 19851 for permanent retention of plans.*

[A] 106.9 Examination of documents. The code official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

[A] 106.10 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and changes made during construction that are not in compliance with the approved documents shall be resubmitted for approval as an amended set of construction documents.

[A] 106.11 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 106.12 Phased approval. The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

SECTION 107—TEMPORARY USES, EQUIPMENT AND SYSTEMS

[A] 107.1 General. The code official is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

[A] 107.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.

[A] 107.3 Temporary service utilities. The code official is authorized to give permission to temporarily supply service utilities in accordance with Section 111.

[A] 107.4 Termination of approval. The code official is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 108—FEES

[A] 108.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid. An amendment to a permit shall not be released until the additional fee, if any, has been paid

[A] 108.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

[A] 108.3 Permit valuations. The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued. Where, in the opinion of the applicable governing authority, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the applicable governing authority. The applicable governing authority shall have the authority to adjust the final valuation for permit fees.

[A] 108.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority, which shall be in addition to the required permit fees.

[A] 108.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition of work done in connection to or concurrently with the work or activity authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

[A] 108.6 Refunds. The applicable governing authority is authorized to establish a refund policy.

SECTION 109—INSPECTION AND ENFORCEMENT

[A] 109.1 Inspection. Inspections shall be in accordance with Sections 109.1.1 through 109.1.4.3.

[A] 109.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the code official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the code official, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

[A] 109.1.2 Authority to inspect. The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

[A] 109.1.2.1 Approved inspection agencies. The code official is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

[A] 109.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

[A] 109.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

[A] 109.1.3 Reinspections. To determine compliance with this code, the code official can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

[A] 109.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections 109.1.4.1 through 109.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the code official.

[A] 109.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

[A] 109.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

[A] 109.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for inspection and testing.

[A] 109.2 Enforcement. Enforcement shall be in accordance with Sections 109.2.1 and 109.2.2.

[A] 109.2.1 Authorization to issue corrective orders and notices. Where the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

[A] 109.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

[A] 109.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections 109.3.1 through 109.3.8.

[A] 109.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

[A] 109.3.2 Compliance with tags. A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 109.3.1.

[A] 109.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

[A] 109.3.4 Citations. Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

[A] 109.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

[A] 109.3.5.1 Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 109.3.5.2 Notice. Where an unsafe condition is found, the code official shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the code official within a stipulated time, acceptance or rejection of the terms of the order.

[A] 109.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

[A] 109.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

[A] 109.3.5.3.1 Placard removal. The code official shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the code official shall be subject to the penalties provided by this code.

[A] 109.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the code official shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

[A] 109.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the code official is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

[A] 109.3.5.6 Evacuation. The code official shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the code official.

[A] 109.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the code official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

[A] 109.3.7 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be guilty of a **[SPECIFY OFFENSE]**, punishable

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by a fine of not more than **[AMOUNT]** dollars or by imprisonment not exceeding **[NUMBER OF DAYS]**, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.3.7.1 Unlawful acts. *It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.*

109.3.7.2 Notice of violation. *The code official is authorized to serve a notice of violation or order on the person responsible for violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.*

[A] 109.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

SECTION 110—CERTIFICATE OF COMPLETION

[A] 110.1 General. A building, structure or premises shall not be used or occupied, and a change in the existing use or occupancy classification of a building, structure, premise or portion thereof shall not be made until the *code official* has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the *code official has determined* that the project is in compliance with this code. *The code official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this code. Issuance of a certificate of occupancy by the local building official for the proposed building shall be considered to indicate compliance with this code.*

[A] 110.2 Certificate of occupancy. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section 105.3.
2. Accessory structures.

[A] 110.3 Temporary occupancy. The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The code official shall set a time period during which the temporary certificate of occupancy is valid.

[A] 110.4 Revocation. The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, on the basis of incorrect information supplied, or where it is determined that the building or structure, premise or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 111—SERVICE UTILITIES

[A] 111.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required until authorized by the code official.

[A] 111.2 Temporary connection. The code official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 111.3 Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Sections 111.1 and 111.2. The code official shall notify the serving utility and, where possible, the owner or the owner's authorized agent and the occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or the occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

SECTION 112—MEANS OF APPEALS

[A] 112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the code official.

[A] 112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

[A] 112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and are not employees of the jurisdiction.

[A] 112.4 Administration. The code official shall take action without delay in accordance with the decision of the board.

SECTION 113—STOP WORK ORDER

[A] 113.1 Authority. Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

[A] 113.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

[A] 113.3 Emergencies. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

[A] 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 2 – DEFINITIONS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			**X**																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
201.3			X																				
Applicable Building			X																				
Defensible Space			X																				
Exterior Wall Assembly			X																				
Exterior Wall Covering			X																				
Fire Code Official			X																				
Fire Hazard Severity Zones			X																				
Fire Protection Plan			X																				
Fire-Smart Vegetation			X																				
Flame Spread Index			X																				
Fuel			X																				
Fuel Modification			X																				
Home Hardening			X																				
Local Responsibility Area (LRA)			X																				
Rafter Tail			X																				
Roof Eave			X																				
Roof Eave Soffit			X																				
State Responsibility Area (SRA)			X																				
Structure			X																				
Wildfire			X																				
Wildfire Exposure			X																				
Wildland-Urban Interface Area			X																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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CHAPTER

2 DEFINITIONS

User notes:

About this chapter: Codes, by their very nature, are technical documents. Every word, term and punctuation mark can add to or change the meaning of a technical requirement. It is necessary to maintain a consensus on the specific meaning of each term contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.

SECTION 201—GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in *the California Building Code, California Existing Building Code, California Fire Code, California Electrical Code, California Mechanical Code or California Plumbing Code,* such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202—DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURE *(applicable to CCR, Title 14 provisions only). Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances. [CCR Title 14 §1270.01(a)]*

APPLICABLE BUILDING. *A building that has residential, commercial, educational, institutional or similar occupancy type use.*

[A] APPROVED. Acceptable to the code official.

[A] APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.

[A] BUILDING. Any structure intended for supporting or sheltering any occupancy.

BUILDING *(applicable to CCR, Title 14 provisions only). Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U. [CCR Title 14 §1270.01(c)]*

[A] BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *California Building Code*, or the building official's duly authorized representative.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

[A] CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

CRITICAL FIRE WEATHER. A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten firefighter safety.

DEAD-END ROAD *(applicable to CCR, Title 14 provisions only). A road that has only one point of vehicular ingress/egress, including cul-de-sacs and roads that loop back on themselves. [CCR Title 14 §1270.01(e)]*

DEFENSIBLE SPACE. *See Sections 403.1.1 and 601.3.*

DRIVEWAY *(applicable to CCR, Title 14 provisions only). A vehicular pathway route that serves not more than four (4) Residential Units and any number of noncommercial or nonindustrial Utility or Miscellaneous Group U Buildings. [CCR Title 14 §1270.01(i)]*

[BG] DWELLING. A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

EXTERIOR WALL ASSEMBLY. *A system, including the exterior wall covering, framing and components such as weather-resistive barriers and insulating materials. This system provides protection of the building structural members and conditioned interior space from the detrimental effects of the exterior environment.*

EXTERIOR WALL COVERING. *A material or assembly of materials applied on the exterior side of exterior walls for the purpose of providing a weather-resisting barrier, insulation or for aesthetics, including but not limited to veneers, siding, exterior insulation and finish systems, rainscreen systems, architectural trim, and embellishments such as cornices, soffits, facias, gutters and leaders.*

[F] FIRE CHIEF. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

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FIRE CODE OFFICIAL. *The fire chief or other designated authority charged with the administration and enforcement of the California Fire Code, or a duly authorized representative.*

FIRE FLOW CALCULATION AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE HAZARD SEVERITY ZONES. *Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 California Government Code, Sections 51175 through 51189.*

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled "State Responsibility Area Fire Hazard Severity Zones," dated September 29, 2023.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate *potential for loss from wildfire exposure.*

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See "Critical fire weather."

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FIRE-SMART VEGETATION. *Plants, shrubs, trees and other vegetation that exhibit properties, such as high moisture content, little accumulation of dead vegetation and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire than native vegetation typically found in the region.*

*(**Note:** The following sources contain examples of types of vegetation that can be considered as fire-smart vegetation: Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book.)*

[BG] FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84 *or UL 723.*

FUEL. *Any combustible material, including petroleum-based products, cultivated landscape plants, grasses, weeds and wildland vegetation.*

FUEL BREAK *(applicable to CCR, Title 14 provisions only). A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential and/or ember production. [CCR Title 14 §1270.01(n)]*

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of *nonfire-smart* vegetation or altering the type of vegetation to reduce the fuel load.

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel-loading may be referenced to fuel size or time-lag categories, and may include surface fuels or total fuels.

GREEN BELT *(applicable to CCR, Title 14 provisions only). Open space, parks, wildlands, other areas or a combination thereof, as designated by Local Jurisdictions, which are in, surround or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited. [CCR Title 14 §1270.01(o)]*

GREENWAYS *(applicable to CCR, Title 14 provisions only). Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths. [CCR Title 14 §1270.01(p)]*

HAMMERHEAD/T *(applicable to CCR, Title 14 provisions only). A "T" shaped, three-point turnaround space for fire apparatus on a road or driveway, being no narrower than the road or driveway that serves it. [CCR Title 14 §1270.01(q)]*

HAZARDOUS LAND USE *(applicable to CCR, Title 14 provisions only). A land use that presents a significantly elevated potential for the ignition, prolonged duration or increased intensity of a wildfire due to the presence of flammable materials, liquids or gasses, or other features that initiate or sustain combustion. Such uses are determined by the local jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges. [CCR Title 14 §1270.01(r)]*

HAZARDOUS MATERIALS. As defined in the *California Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *California Building Code*.

HOME HARDENING. *A method of utilizing construction features, building materials and maintenance practices intended to increase a building and structure's resistance to ignition from fire exposure, including direct flame contact, radiant heat and embers.*

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.

LOCAL RESPONSIBILITY AREA (LRA). *Areas of the state in which the financial responsibility of preventing and suppressing fires is the primary responsibility of a city, county, city and county, or district. See also "State Responsibility Area (SRA)."*

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

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NONCOMBUSTIBLE ROOF COVERING. A roof covering consisting of any of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. Approved roof covering of noncombustible material.

OUTBUILDING *(applicable to CCR, Title 14 provisions only). Buildings or structures that are less than 120 square feet (11.15 m^2) in size and not used for human habitation. An "Outbuilding" is not a "Building" or "Structure" as defined herein. [CCR Title 14 §1299.02(c)]*

[A] PEER REVIEW. An independent and objective technical review conducted by an approved third party.

RAFTER TAIL. *The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.*

[A] REGISTERED DESIGN PROFESSIONAL. An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

RESIDENTIAL UNIT *(applicable to CCR, Title 14 provisions only). Any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes and factory-built housing are considered residential units. [CCR Title 14 §1270.01(w)]*

RIDGELINE (topography) *(applicable to CCR, Title 14 provisions only). The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds. [CCR Title 14 §1270.01(x)]*

ROAD *(applicable to CCR, Title 14 provisions only). A public or private vehicular pathway to more than four (4) residential units, or to any industrial or commercial occupancy. [CCR Title 14 §1270.01(y)]*

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the roof deck for weather resistance, fire classification or appearance.

ROOF COVERING SYSTEM. See "Roof assembly."

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.

ROOF EAVE. *The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either "open" or "enclosed." Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.*

ROOF EAVE SOFFIT. *An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.*

SLOPE. The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

STATE RESPONSIBILITY AREA (SRA). *Lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.*

STRATEGIC RIDGELINE *(applicable to CCR, Title 14 provisions only). A ridgeline identified pursuant to Title 14 §1276.02(a) that may support fire suppression activities or where the preservation of the ridgeline as undeveloped would reduce fire risk and improve fire protection. [CCR Title 14 §1270.01(dd)]*

[A] STRUCTURE. That which is built or constructed*, or any piece of work artificially built up or composed of parts joined together in some definite manner.*

[Z] SUBDIVISION. The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNDEVELOPED RIDGELINE *(applicable to CCR, Title 14 provisions only). A ridgeline with no building. [CCR Title 14 §1270.01(ii)]*

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

VERTICAL CURVE *(applicable to CCR, Title 14 provisions only). A curve at a high or low point of a road that provides a gradual transition between two road grades or slopes. [CCR Title 14 §1270.01(kk)]*

WILDFIRE. An uncontrolled fire spreading through vegetative fuels *that threatens to destroy life, property or resources as defined in Public Resources Code Sections 4103 and 4104.*

WILDFIRE EXPOSURE. *One or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.*

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND-URBAN INTERFACE AREA. *A geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires.*

CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 3 – WILDLAND-URBAN INTERFACE AREAS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			**X**																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
301.1			X																				
301.2			X																				
302.1			X																				
302.2			X																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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CHAPTER

3 WILDLAND-URBAN INTERFACE AREAS

User notes:

About this chapter: Chapter 3 provides for the fundamental aspect of applying the code—the legal declaration and establishment of wildland-urban interface areas within the adopting jurisdiction, *mapping of the area, periodic review and updates.*

SECTION 301—GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildland-urban interface areas *in accordance with California Public Resources Code (PRC) and California Government Code (GC).*

301.2 *Purpose*. *The purpose of this chapter is to classify lands in the state in accordance with the level of fire hazard present for the purpose of identifying measures that will retard the rate of spread and reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life or property, and to require that those measures be taken.*

SECTION 302—WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 *Mapping*. *The State Fire Marshal shall classify lands into Fire Hazard Severity Zones in accordance with California Public Resources Code, Sections 4201 through 4204 for State Responsibility Areas and in accordance with Government Code, Sections 51175 through 51189 for Local Responsibility Areas. The State Fire Marshal shall designate areas in the state as fire hazard severity zones and assign each zone based on the severity of fire hazard that is expected to prevail in those areas. Each fire hazard severity zone shall embrace relatively homogeneous lands, and the classification shall be based on fuel loading, slope, fire weather and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread and other areas designated by the enforcing agency to be at a significant risk from wildfires.*

***302.2* Review of wildland-urban interface areas.** The code official shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 302.1 on a *5-year* basis or more frequently as deemed necessary by the legislative body. *The State Fire Marshal shall periodically review the areas in the state identified as fire hazard severity zones and, as necessary, shall make recommendations relative to fire hazard severity zones. This review shall coincide with the review of state responsibility area lands every five years and, when possible, fall within the time frames for the county's general plan update.*

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 4 – WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			**X**																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
402			†																				
402.1.1			X																				
402.1.2			X																				
402.1.2.1			X																				
402.2.1			X																				
402.2.2			X																				
402.3			X																				
404.1			X																				
404.2			X																				
404.4			X																				
404.5			X																				
404.6 *Reserved*			X																				
404.7			X																				
404.8			X																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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CHAPTER

4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

User notes:

About this chapter: Chapter 4 provides requirements that apply to all occupancies in the wildland-urban interface and pertain to all of the following:

1. Fire service access to the property that is to be protected, including fire apparatus access roads and off-road driveways.
2. Premises identification.
3. Key boxes to provide ready access to properties secured by gated roadways or other impediments to rapid fire service access.
4. Fire protection water supplies, including adequate water sources, pumper apparatus drafting sites, fire hydrant systems and system reliability.
5. Fire department access to equipment such as fire suppression equipment and fire hydrants.

SECTION 401—GENERAL

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

SECTION 402—APPLICABILITY

402.1 Subdivisions. Subdivisions shall comply with Sections 402.1.1 and 402.1.2.

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *California Fire Code; the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 2;* and access requirements in accordance with Section 403.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with *Section 507 of the California Fire Code; California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4;* and Section 404.

402.1.2.1 Parcel map approval. *Water supply requirements shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction.*

402.2 Individual structures. Individual structures shall comply with Sections 402.2.1 and 402.2.2.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *California Fire Code; the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Subsection 1273;* and Section *403*.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with *the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4; California Fire Code Section 507; and* Section 404.

402.3 Existing conditions. Existing buildings shall be provided with address markers in accordance with *Sections 403.2.4 and 403.2.5*. Existing roads and fire protection equipment shall be provided with markings in accordance with Sections 403.4 and *404.8*, respectively.

SECTION 403—ACCESS

USER NOTE: *The standards in Section 403 applicable to roads shall not apply to roads used solely for agriculture; mining; or the management of timberland or harvesting of forest products. [CCR, Title 14 §1270.03(d)]*

403.1 General. *Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent 403.1.1 to 403.1.9. [CCR, Title 14 §1273.00]*

403.1.1 Section 403 definitions. *When used in Section 403, the term listed below shall be defined as follows:*

DEFENSIBLE SPACE. *The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented to defend against encroaching wildfire or to escape structure fires. The perimeter as used in this regulation [CCR Title 14] is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, road names and identification, and fuel modification measures. [CCR Title 14 §1270.01(f)]*

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403.1.2 Width.

(a) All Roads shall be constructed to provide a minimum of two ten-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code Section 35250.

(b) All one-way roads shall be constructed to provide a minimum of one twelve-foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for not more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All Driveways shall be constructed to provide a minimum of one (1) ten-foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

[CCR, Title 14 §1273.01]

403.1.3 Road surfaces.

(a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.

(b) Road and driveway structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the local jurisdiction.

[CCR, Title 14 §1273.02]

403.1.4 Grades.

(a) At no point shall the grade for all roads and driveways exceed 16 percent.

(b) The grade may exceed 16 percent, not to exceed 20 percent, with approval from the local jurisdiction and with mitigations to provide for same practical effect.

[CCR, Title 14 §1273.03]

403.1.5 Radius.

(a) No road or road structure shall have a minimum horizontal inside radius of curvature of fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50–100 feet radius; two (2) feet to those from 100–200 feet.

(b) The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

[CCR, Title 14 §1273.04]

403.1.6 Turnarounds.

(a) Turnarounds are required on driveways and dead-end roads.

(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided not more than 400 feet apart.

(d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.

(e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.

(f) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

(g) Figure B. Turnarounds on driveways with one ten-foot traffic lane.

[CCR, Title 14 §1273.05]

FIGURE A—TURNAROUND WITH TWO 10-FOOT TRAFFIC LANES

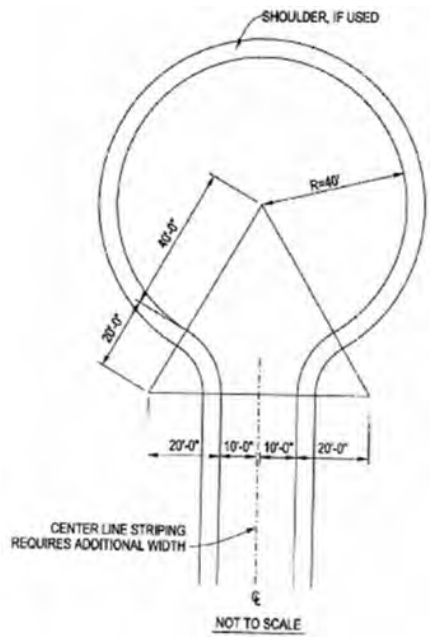
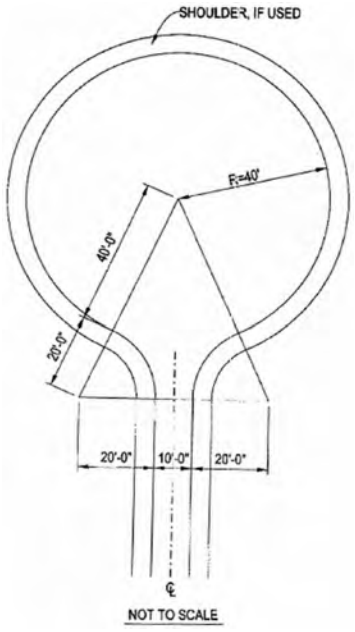


FIGURE B—TURNAROUND WITH ONE 10-FOOT TRAFFIC LANE



403.1.7 Turnouts. *Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five-foot taper on each end. [CCR, Title 14 §1273.06]*

403.1.8 Road and Driveway Structures.

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single traffic lane conditions, shall reflect the capability of each bridge.

(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.

(d) *A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.*

[CCR, Title 14 §1273.07]

403.1.9 Dead-end Roads.

(a) *The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:*

Parcels zoned for less than one acre – 800 feet (262 m)

Parcels zoned for 1 acre to 4.99 acres – 1,320 feet (433 m)

Parcels zoned for 5 acres to 19.99 acres – 2,640 feet (866 m)

Parcels zoned for 20 acres or larger – 5,280 feet (1732 m)

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a Dead-end Road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) *See Section 403.1.5 for Dead-end Road turnaround requirements.*

[CCR, Title 14 §1273.08]

403.1.10 Gate entrances.

(a) *Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").*

(b) *All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.*

(c) *Where a one-way road with a single traffic lane provides access to a gated entrance, a forty-foot turning radius shall be used.*

(d) *Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.*

[CCR, Title 14 §1273.09]

403.2 Signing and building numbering.

403.2.1 Intent. *To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes. [CCR, Title 14 §1274.00]*

403.2.2 Road signs.

(a) *Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or nonduplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.*

(b) *The size of letters, numbers and symbols for Road signs shall be a minimum four-inch letter height, half-inch stroke, reflectorized, contrasting with the background color of the sign.*

[CCR, Title 14 §1274.01]

403.2.3 Road sign installation, location, and visibility.

(a) *Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.*

(b) *Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.*

(c) *A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:*

(1) *at the intersection preceding the traffic access limitation, and*

(2) *not more than one hundred (100) feet before such traffic access limitation.*

(d) *Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.*

[CCR, Title 14 §1274.02]

403.2.4 Addresses for Buildings.

(a) *All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.*

(b) *The size of letters, numbers and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations Title 24, Part 9.*

(c) *Addresses for residential Buildings shall be reflectorized.*

[CCR, Title 14 §1274.03]

403.2.5 Address installation, location and visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.

(b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

(c) Address signs along one-way Roads shall be visible from both directions.

(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

(e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.

(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

[CCR, Title 14 §1274.04]

SECTION 404—WATER SUPPLY

404.1 General. *An* approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

404.2 *Required water supply.* *An approved water supply capable of supplying the required fire flow for structural fire protection and wildland fire exposure shall be provided to the premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with Section 507 of the California Fire Code.*

404.3 Draft sites. Approved draft sites shall be provided at natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

404.3.1 Access. The draft site shall have emergency vehicle access from an access road in accordance with Section 403.

404.3.2 Pumper access points. The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway not longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

404.4 Hydrants. Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official. *The number and spacing of fire hydrants shall be in accordance with Appendix C or CC of the California Fire Code, as applicable.*

404.5 Adequate water supply. *Fire-flow requirements shall be determined in accordance with Appendix B or BB of the California Fire Code, as applicable.*

404.6 *Reserved.*

404.7 Obstructions. Access to water sources required by this code shall be unobstructed at all times. The *fire department* shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment and hydrants shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions. *Each fire hydrant and access to a water supply shall be identified in accordance with one of the following:*

1. Where located along a driveway, a reflectorized blue marker with a minimum dimension of 3 inches (73 mm) shall be located on the driveway address sign and mounted on a fire-retardant post.

2. Where located along an access road:

2.2. A reflectorized blue marker with a minimum dimension of 3 inches (73 mm) shall be mounted on a fire-retardant post. The signpost shall be within 3 feet (914 mm) of said fire hydrant with the sign not less than 3 feet (914 mm) nor greater than 5 feet (1524 mm) above ground, in a horizontal position and visible from the driveway.

2.3. As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards.

404.10 Reliability. Water supply reliability shall comply with Sections 404.10.1 through 404.10.3.

404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

404.10.3 Standby power. Standby power shall be provided to pumps, controllers and related electrical equipment so that stationary water supply facilities within the wildland-urban interface area that are dependent on electrical power can provide the required water supply. The standby power system shall be in accordance with Section 2702 of the *California Building Code* and Section 1203 of the *California Fire Code*. The standby power source shall be capable of providing power for not less than 2 hours.

Exceptions:

1. Where approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground.
2. A standby power supply is not required where the stationary water supply facility serves not more than one single-family dwelling.

➡

CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 5 – SPECIAL BUILDING CONSTRUCTION REGULATIONS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			X																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
501.1			X																				
501.2			X																				
501.4 – 501.4.1			X																				
502 *Reserved*			X																				
503.1			X																				
503.2			X																				
503.2.1			X																				
503.2.4			X																				
503.2.5			X																				
503.3 – 503.3.4			X																				
504 – 504.1			X																				
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504.2.1 – 504.2.1.2			X																				
504.2.2			X																				
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504.3.1			X																				
504.5			X																				
504.5.2 – 504.5.2.1			X																				
504.7			X																				
504.7.1			X																				
504.7.2 – 504.7.3.4			X																				
504.8			X																				
504.8.1 – 504.8.2			X																				
504.9			X																				
504.9.1 – 504.9.3			X																				
504.10.1 – 504.10.3			X																				
504.11 – 504.11.1			X																				
504.11.2 – 504.11.6			X																				
505 – 506 *Reserved*			X																				
507.1			X																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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CHAPTER

5

SPECIAL BUILDING CONSTRUCTION REGULATIONS

User notes:

About this chapter: Chapter 5 provides regulations that establish minimum standards for the location, design and construction of buildings and structures based on *construction within a Fire Hazard Severity Zone or a Wildland-Urban Interface (WUI) Area.*

The construction provisions of Chapter 5 are intended to supplement the requirements of the *California Building Code and California Residential Code* and address mitigation of the unique hazards posed to buildings by wildfire and to reduce the hazards of building fires spreading to wildland fuels. This is accomplished by requiring ignition-resistant construction materials. Construction features regulated include underfloor areas; roof coverings; eaves and soffits; gutters and downspouts; exterior walls, doors and windows; ventilation openings and accessory structures.

SECTION 501—GENERAL

501.1 Scope. Buildings and structures *in a wildland-urban interface area* shall be constructed in accordance with the *California Building Code* and this code.

Exceptions:

1. *Group U* accessory structures not exceeding 120 square feet (11 m^2) in floor area where located not less than 50 feet (15 240 mm) from *applicable* buildings.
2. *Group U* agricultural buildings not less than 50 feet (15 240 mm) from *applicable* buildings.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.

501.3 Fire-resistance-rated construction. Where this code requires 1-hour fire-resistance-rated construction, the fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E119 or UL 263.

Exceptions:

1. The fire-resistance rating of building elements, components or assemblies based on the prescriptive designs prescribed in Section 721 of the *California Building Code*.
2. The fire-resistance rating of building elements, components or assemblies based on the calculation procedures in accordance with Section 722 of the *California Building Code*.

501.4 Noncombustibility tests. *The tests indicated in Section 501.4.1 shall serve as criteria for acceptance of noncombustible building materials. The term "noncombustible" does not apply to the flame spread characteristics of interior finish or trim materials. A material shall not be classified as a noncombustible building construction material if it is subject to an increase in combustibility or flame spread beyond the limitations herein established through the effects of age, moisture or other atmospheric conditions.*

501.4.1 Noncombustible materials. *Materials required to be noncombustible shall be tested in accordance with ASTM E136 and pass the test. Alternately, materials required to be noncombustible shall be tested in accordance with ASTM E2652 using the acceptance criteria prescribed by ASTM E136.*

Exception: *Materials having a structural base of noncombustible material as determined in accordance with ASTM E136, or with ASTM E2652 using the acceptance criteria prescribed by ASTM E136, and a surfacing of not more than 0.125 inch (3.18 mm) in thickness having a flame spread index not greater than 50 when tested in accordance with ASTM E84 or UL 723 shall be acceptable as noncombustible.*

SECTION 502—*RESERVED*

SECTION 503—IGNITION-RESISTANT CONSTRUCTION AND MATERIAL

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with *Chapter 5*. Materials required to be ignition-resistant *building* materials shall comply with the requirements of Section 503.2.

Exceptions:

1. *New accessory buildings and miscellaneous structures complying with Section 504.11.*
2. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*

503.2 Ignition-resistant building material. Ignition-resistant building materials shall *be designed for exterior use and weather exposure and shall* comply with any one of the requirements in Section 503.2.1 through *503.2.4.3.3*.

503.2.1 Noncombustible material. *Noncombustible material* shall comply with the *requirements* in Section *501.4*.

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503.2.2 Fire-retardant-treated wood. Fire-retardant-treated wood shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the *California Building Code*.

503.2.3 Fire-retardant-treated wood roof coverings. Roof assemblies containing fire-retardant-treated wood shingles and shakes shall comply with the requirements of Section 1505.6 of the *California Building Code* and shall be classified as Class A roof assemblies as required in Section 1505.2 of the *California Building Code*.

503.2.4 *Other* ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of $^1/_8$ inch (3.2 mm). The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723 for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 503.2.4.1 through 503.2.4.3.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch (0.48 mm) thickness or corrosion-resistant steel at a minimum 0.0149 inch (0.38 mm) thickness shall not be required to be tested with a ripped or cut longitudinal gap.

503.2.4.1 Flame spread. The material shall exhibit a flame spread index not exceeding 25.

503.2.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches (3200 mm) beyond the centerline of the burner at any time during the test.

503.2.4.3 Weathering. Ignition-resistant building materials shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 503.2.4.3.1 through 503.2.4.3.3, as applicable to the materials and conditions of use.

503.2.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A "Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing" in ASTM D2898.

503.2.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m^2 in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

503.2.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m^2 in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

503.2.5 Surface treatment protection. *Use of paints, coatings, stains or other surface treatments are not an approved method of protection as required in this chapter.*

503.3 Standards of quality. *Building material, systems, assemblies and methods of construction shall be tested in accordance with the standards specified in Chapter 5.*

503.3.1 Qualification by testing. *Material and material assemblies tested in accordance with the requirements of Section 503 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal or identified in a current report issued by an approved agency.*

503.3.2 Approved agency. *Product evaluation testing shall be performed by an approved agency in accordance with Section 1703 of the California Building Code. The scope of accreditation for the approved agency shall include building product compliance with this code.*

503.3.3 Labeling. *Material and material assemblies tested in accordance with the referenced standards shall bear an identification label showing the fire test results. That identification label shall be issued by a testing and/or inspecting agency approved by the State Fire Marshal.*

1. *Identification mark of the approved testing and/or inspecting agency.*
2. *Contact and identification information of the manufacturer.*
3. *Model number or identification of the product or material.*
4. *Pretest weathering specified in this chapter.*
5. *Compliance standard as described under Chapter 7.*

503.3.4 Fire-retardant-treated wood shingles and shakes. *Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of Regulations.*

SECTION 504—IGNITION-RESISTANT CONSTRUCTION

504.1 General. *Ignition-resistant* construction shall be in accordance with Sections 504.2 through *504.11.6*.

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504.2 Roof assembly. Roofs shall have a roof assembly that complies with a Class A *fire classification* when tested in accordance with ASTM E108 or UL 790.

Exceptions: *The following assemblies are exempt from testing and shall be considered as equivalent to the Class A fire classification:*

1. Roof assemblies with coverings of brick, masonry or an exposed concrete roof deck.
2. Roof assemblies *with* ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
3. Roof assemblies *with* minimum 16 oz/sq ft (0.0416 kg/m^2) copper sheets installed over combustible roof decks.
4. *Roof assemblies of slate roof covering installed over ASTM D226, Type II underlayment over combustible decks.*

504.2.1 Roof covering voids. *Where there is a void under the roof covering it shall comply with Section 504.2.1.1 or 504.2.1.2.*

504.2.1.1 Airspace under roof covering. *Where the roof covering is installed over a combustible deck and the roofing profile creates an airspace under the roof covering, the installation shall comply with the following:*

1. *A 72 lb. (32.7 kg) cap sheet complying with ASTM D3909 Standard Specification for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck.*

   Exception: *Cap sheet is not required where not less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck.*
2. *Bird stops shall be used at the eaves where the profile fits, to prevent the entry of debris at the eave.*
3. *Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.*

504.2.1.2 Roof underlayment. *A listed and labeled roof underlayment that has been tested as part of the roof assembly in accordance with ASTM E108 or UL 790 for Class A fire classification shall be installed in accordance with the underlayment manufacturer's installation instructions and listing. Bird stops shall be used at the eaves when the profile fits, to prevent the entry of debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.*

Exception: *Where the roof sheathing is fire-retardant-treated wood labeled for exterior use and complies with Section 2303.2 of the California Building Code, the underlayment shall not be required to comply with a Class A fire classification.*

504.2.2 **Roof valleys.** Where provided, valley flashings shall be not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

504.3 Protection of *enclosed* eaves. *The exposed underside of enclosed roof eaves* and soffits shall be protected on the exposed underside by *one or more of the following:*

1. *Noncombustible materials.*
2. Ignition-resistant *building* materials.
3. *Materials* approved for not less than 1-hour fire-resistance-rated construction *on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
4. 2-inch (51 mm) nominal dimension lumber.
5. 1-inch (25 mm) nominal fire-retardant-treated lumber or $^3/_4$-inch (19.1 mm) nominal fire-retardant-treated plywood, identified for exterior use and *complying with* Section 2303.2 of the *California Building Code*.
6. *Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
7. *Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*

Facias are required and shall be ignition-resistant *building* materials*, fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code,* materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.3.1 Protection of open eaves. *The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:*

1. *Noncombustible material.*
2. *Ignition-resistant building material.*
3. *Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.*
4. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
5. *One layer of $^5/_8$-inch (16 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.*
6. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*

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>| *Fascias, if provided, shall be fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code, ignition-resistant building materials, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.*

504.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with one *or more* of the following methods, *unless they are covered with an exterior wall covering complying with Sections 504.5.2 and 504.5.2.1:*

1. 1-hour fire-resistance-rated construction on the exterior side.
2. Noncombustible materials.
3. Heavy timber. *Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks splined, tongue-and-grove or set close together and well spiked.*
4. Log wall construction.
5. *Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 504.9.3.*
6. *Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.*
7. *Wall assemblies suitable for exterior fire exposure containing one layer of $^{5}/_{8}$-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.*
8. *Wall assemblies suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.*
9. Fire-retardant-treated wood labeled for exterior use and *complying with* Section 2303.2 of the *California Building Code*.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.5.1 Flashing. A minimum of 6 inches (152 mm) of metal flashing or noncombustible material applied vertically on the exterior of the wall shall be installed at the ground, decking and roof intersections.

504.5.2 Exterior wall coverings. *Exterior wall coverings shall comply with one or more of the following requirements:*

1. *Noncombustible material.*
2. *Ignition-resistant building material labeled for exterior use.*
3. *Fire-retardant-treated wood labeled for exterior use and complying with the requirements of Section 2303.2 of the California Building Code.*
4. *Fire-retardant-treated wood shingles and shakes which have been qualified in accordance with Section 1505.6 of the California Building Code for use as "Class B" roof* covering *shall be an acceptable alternative wall covering material where installed over solid sheathing.*

Exception: *Exterior wall coverings which are a component of an approved wall assembly complying with Section 504.5.*

504.5.2.1 Extent of exterior wall covering. *Where provided, exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.*

504.6 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction* or *heavy timber construction* or fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *California Building Code*.

504.7 *Projections*. Unenclosed accessory structures attached to buildings with habitable spaces and projections, *other than* decks, shall be heavy timber construction or constructed of one of the following:

1. Noncombustible materials.
2. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the *California Building Code*.
3. Ignition-resistant building materials in accordance with Section 503.2.
4. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
5. *One layer of $^{5}/_{8}$-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.*
6. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the ceiling assembly, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
7. *The underside of a floor projection assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*

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8. *The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*

504.7.1 ***Underside of projections.*** *The underside of projections shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall be protected by one or more of the following:*

1. *Noncombustible material.*
2. *Ignition-resistant building material shall be labeled for exterior use and shall meet the requirements of Section 503.2.*
3. *Fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2.*
4. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
5. *One layer of $^{5}/_{8}$-inch (15.9 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.*
6. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the floor, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
7. *The underside of a floor assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
8. *The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*

Exception: *Structural columns and beams are not required to be protected in accordance with Section 504.7.1 when constructed with sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks shall be splined, tongue-and-groove, or set close together and well spiked.*

504.7.2 Conditions of acceptance for ASTM E2957. *The ASTM E2957 test shall be conducted on a minimum of three test specimens and meet the conditions of acceptance in Items 1 through 3. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

1. *Absence of flame penetration of the eaves or horizontal projection assembly at any time.*
2. *Absence of structural failure of the eaves or horizontal projection subassembly at any time.*
3. *Absence of sustained combustion of any kind at the conclusion of the 40-minute test.*

504.7.3 Decks. *The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of Sections 504.7.3.1 through 504.7.3.4.*

504.7.3.1 Flashing. *A minimum of a 6-inch (150 mm) metal flashing, applied vertically on the exterior of the wall, shall be installed at all deck-to-wall intersections.*

504.7.3.2 Decking surfaces. *The walking surface material of decks, porches, balconies and stairs shall be constructed with any of the following materials:*

1. *Material that complies with the performance requirements of Section 504.7.3.3 when tested in accordance with ASTM E2632 and ASTM E2726.*
2. *Ignition-resistant building material that complies with the performance requirements of Section 503.2.4.*
3. *Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section 503.2.4.*
4. *Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.*
5. *Noncombustible material.*
6. *Any material that complies with the performance requirements of SFM Standard 12-7A-4A and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.*

   Exception: *Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.*
7. *Any material that complies with the performance requirements of Section 504.7.3.4 when tested in accordance with ASTM E2632 and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.*

   Exception: *Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.*

504.7.3.3 Performance requirements for Section 504.7.3.2, Item 1. *Materials shall be tested in accordance with both ASTM E2632 and ASTM E2726 and comply with the conditions of acceptance in Sections 504.7.3.3.1 and 504.7.3.3.2. The material shall also be tested in accordance with ASTM E84 or UL 723 and comply with the performance requirements of Section 503.2.4.*

504.7.3.3.1 Conditions of acceptance for ASTM E2632. *The ASTM E2632 test shall be conducted on a minimum of three test specimens and meet the conditions of acceptance in Items 1 through 3. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

1. *Peak heat release rate of less than or equal to 25 kW/ft^2 (269 kW/m^2).*

2. *Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-minute observation period.*
3. *Absence of falling particles that are still burning when reaching the burner or floor.*

504.7.3.3.2 Conditions of acceptance for ASTM E2726. *The ASTM E2726 test shall be conducted, using a "Class A" size roof test brand, on a minimum of three test specimens and meet the conditions of acceptance in Items 1 and 2. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

1. *Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-minute observation period.*
2. *Absence of falling particles that are still burning when reaching the burner or floor.*

504.7.3.4 Performance requirements for Section 504.7.3.2, Item 7. *The ASTM E2632 test shall be conducted on a minimum of three test specimens and the peak heat release rate shall be less than or equal to 25 kW/ft^2 (269 kW/m^2). If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be run. All the additional tests shall meet the condition of acceptance. If any one of the three tests does not meet the condition of acceptance, three additional tests shall be performed. All three additional tests must show a peak heat release rate shall be 25 kW/ft^2 (269 kW/m^2) or less.*

504.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be *constructed of any of the following:*

1. *Multilayered glazed panels with at least one pane of tempered glass complying with Section 2406 of the California Building Code.*
2. Glass block.
3. *Glazing with* a fire-protection rating of not less than 20 minutes *when tested according to NFPA 257 or UL 9, and shall be exempt from the hose stream test.*
4. *Glazing meeting the performance requirements of SFM Standard 12-7A-2.*

504.8.1 Structural glass veneer. *The wall assembly behind structural glass veneer shall comply with Section 504.5.*

504.8.2 Operable skylights. *Operable skylights shall be protected by a noncombustible mesh screen and the dimensions of the openings in the screen shall not exceed $^1/_8$ inch (3.2 mm).*

504.9 Exterior doors. Exterior doors shall be *constructed in accordance with any of the following:*

1. Noncombustible construction.
2. Solid-core wood not less than $1^3/_4$ inches thick (44 mm).
3. *The exterior door shall be constructed of solid core wood that complies with the following requirements:*
   - 3.1. *Stiles and rails shall not be less than 1 3/8 inches (35 mm) thick.*
   - 3.2. *Raised panels shall not be less than 11/4 inches (32 mm) thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch (10 mm) thick.*
4. Have a fire protection rating of not less than 20 minutes *when tested according to NFPA 252, UL 10B or UL 10C*.
5. *The exterior surface or cladding meeting the performance requirements of Section 504.9.3 when tested in accordance with ASTM E2707.*
6. *The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.*

Windows within doors and glazed doors shall be in accordance with Section 504.8.

504.9.1 Garage doors. *Automatic garage door openers for vehicle doors serving a residential building shall be equipped with a battery backup function.*

504.9.2 Garage door perimeter gap. *Exterior garage doors shall resist the intrusion of embers by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding $^1/_8$ inch (3.2 mm). Gaps between doors and door openings shall be controlled by one or more of the following methods:*

1. *Weather-stripping products constructed of materials that which comply with both of the following:*
   - 1.1. *The tensile strength of the material shall be tested in accordance with ASTM D638 before and after exposure to ASTM G155 for a period of 2,000 hours, and the maximum allowable difference in tensile strength values between exposed and nonexposed samples shall not exceed 10 percent.*
   - 1.2. *When tested to UL 94, the materials shall have a flammability rating of V-2 or better.*
2. *Door overlaps onto jambs and headers.*
3. *Garage door jambs and headers covered with metal flashing.*

504.9.3 Conditions of acceptance for ASTM E2707. *The ASTM E2707 test shall be conducted on a minimum of three test specimens and meet the conditions of acceptance in Items 1 and 2. If any one of the three tests do not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

1. *Absence of flame penetration through the wall assembly at any time.*
2. *Absence of evidence of glowing combustion on the interior surface of the assembly at the end of the 70-minute test.*

504.10 Vents. Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor venti-

lation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical surface, shall be in accordance with Section 504.10.1 or Section 504.10.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

504.10.1 Performance requirements. Ventilation openings shall be fully covered with *Wildfire Flame and Ember Resistant vents approved and* listed *by the California State Fire Marshal, or WUI* vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

504.10.2 ***Off ridge and ridge vents.*** *Vents that are installed on a sloped roof, such as dormer vents, shall comply with all of the following:*

1. *Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of $^{1}/_{16}$ inch (1.6 mm) and shall not exceed $^{1}/_{8}$ inch (3.2 mm) in diameter.*
2. *The vent and mesh material shall be noncombustible.*
3. *The vent and mesh material shall be corrosion resistant.*

504.10.3 Vent locations. Gable-end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

504.11 Accessory ***buildings and miscellaneous*** **structures.** *Accessory buildings and miscellaneous structures that have the potential to pose a significant exterior fire exposure hazard during wildfires shall be constructed to conform to the ignition-resistance requirements of this section.*

504.11.1 ***Applicability*****.** *Sections 504.11.2 through 504.11.6 apply to buildings accessory to an applicable building on the same lot, and attached or detached miscellaneous structures that require a building permit, including but not limited to trellises, arbors, patio covers, gazebos and similar structures.*

Exceptions:

1. *Decks shall comply with the requirements of Section 504.7.3.*
2. *Awnings and canopies shall comply with the requirements of Section 3105 of the California Building Code.*

504.11.2 Miscellaneous structures and accessory buildings within 3 feet. *Miscellaneous structures that require a permit, and accessory buildings of any size, when separated from an applicable building on the same lot by a distance of less than 3 feet (914 mm), shall be constructed of noncombustible materials or ignition-resistant building materials as described in Section 503.2.4.*

504.11.3 Accessory buildings greater than 120 square feet, located 3 feet or more but less than 50 feet. *Accessory buildings that are greater than 120 square feet (11.15 m^2) in size and separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant building materials as described in Section 503.2.4.*

504.11.4 Accessory buildings 120 square feet or less, located 3 feet or more but less than 50 feet. *Where required by the code official, accessory buildings 120 square feet (11.15 m^2) or less and separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant building materials as described in Section 503.2.4.*

504.11.5 Miscellaneous structures located 3 feet or more but less than 50 feet. *Where required by the code official, miscellaneous structures that require a permit and are separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant building materials as described in Section 503.2.4.*

504.11.6 Roof construction. *Roof assemblies and roof coverings of accessory buildings required to be constructed entirely of noncombustible materials or of ignition-resistant building materials shall comply with Sections 504.2 and 504.2.1. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in Fire Hazard Severity Zones shall comply with a Class A fire classification when tested in accordance with ASTM E108 or UL 790.*

SECTION 505—*RESERVED*

SECTION 506—*RESERVED*

SECTION 507—REPLACEMENT OR REPAIR OF ROOF COVERINGS

507.1 General. The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 50 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction in accordance with *Sections 504.2 and 504.2.1. All portions of a roof covering applied during an addition, alteration or repair to an existing structure shall meet at least a Class A fire classification.*

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 6 – FIRE PROTECTION REQUIREMENTS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			**X**																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
601.1			X																				
601.2			X																				
601.3			X																				
602.1 – 602.3.2			X																				
603.1 – 603.4.2.1			X																				
604.1			X																				
604.2 – 604.4			X																				
606.1			X																				
606.3			X																				
607.1			X																				
610			X																				
611			X																				
612			X																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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CHAPTER

6

FIRE PROTECTION REQUIREMENTS

User notes:

About this chapter:

In addition to the building construction requirements in the California Building Code and California Residential Code, this chapter contains requirements for development and construction in Local Responsibility Areas (LRA) designated as Very High Fire Hazard Severity Zones and areas designated by the State Fire Marshal as State Responsibility Areas (SRA). While many of these provisions are found in Title 14 and Title 19 of the California Code of Regulations, they are replicated here for the code user. The local jurisdiction has the authority to apply the same regulations to LRA when the regulations are adopted by local ordinance.

The requirements in this chapter reference the process for adoption of Very High Fire Hazard Severity Zones in the LRA; criteria for evaluating existing subdivisions that are at significant fire risk and are without an adequate secondary egress; and criteria for fire safety provisions required in the Safety Element of a city or county General Plan.

The chapter includes mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures. These strategies are included in the following requirements:

1. *Development of fire protection plans.*
2. *Development of landscape plans and long-term vegetation management.*
3. *Creation and maintenance of defensible space to protect structures and subdivisions.*

SECTION 601—GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface *(WUI)* areas.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate *conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.*

601.3 Chapter 6 definitions. *Where used in this chapter, the term listed below shall be defined as follows:*

DEFENSIBLE SPACE. *The buffer that landowners are required to create on their property between a "Building or Structure" and the plants, brush and trees or other items surrounding the "Building or Structure" that could ignite in the event of a fire. [CCR Title 14 §1299.02(a)]*

SECTION 602—*FIRE PROTECTION PLANS*

602.1 General. *The code official is authorized to require the owner or owner's authorized agent to provide a fire protection plan. The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration.*

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes.

The code official is authorized to require a preliminary fire protection plan prior to the submission of a final fire protection plan.

602.2 Contents. *The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes considerations of location, topography, aspect and climatic and fire history.*

The plan shall identify conformance with all applicable state wildfire protection regulations, statutes and applicable local ordinances, whichever are more restrictive.

The plan shall address fire department access, egress, road and address signage and water supply in addition to fuel reduction in accordance with Public Resources Code (PRC) 4290; the defensible space requirements in accordance with PRC 4291 or Government Code 51182; and the applicable building codes and standards for wildfire safety. The plan shall identify mitigation measures to address the project's specific wildfire risk and shall include the information required in Sections 602.3 through 602.3.2.

602.3 Project information. *The final fire protection plan shall be reviewed and approved prior to start of construction.*

602.3.1 Preliminary fire protection plan. *When a preliminary fire protection plan is submitted, it shall include, at a minimum, the following:*

1. *Total size of the project.*
2. *Information on the adjoining properties on all sides, including current land uses, and if known, existing structures and densities, planned construction, natural vegetation, environmental restoration plans, roads and parks.*
3. *A map with all project boundary lines, property lines, slope contour lines, proposed structure foundation footprints, and proposed roads and driveways. The map shall identify project fuel modification zones and method of identifying the fuel modification zone boundaries.*

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602.3.2 Final fire protection plan. *Final fire protection plan shall include items listed in Section 602.3.1 and the following:*

1. *A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:*
   - *1.1. The plant life-form;*
   - *1.2. The scientific and common name; and*
   - *1.3. The expected height and width for mature growth.*
2. *Identification of irrigated and nonirrigated zones.*
3. *Requirements for vegetation reduction around emergency access and evacuation routes.*
4. *Identification of points of access for equipment and personnel to maintain vegetation in common areas.*
5. *Legally binding statements regarding community responsibility for maintenance of fuel modification zones.*
6. *Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.*

SECTION 603—*VEGETATION PLAN*

603.1 General. *Planting of vegetation for new landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.*

603.2 Application. *All new plantings of vegetation in State Responsibility Area (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone shall comply with Sections 603.3 through 603.4.2.1.*

603.3 Landscape plans. *Landscape plans shall be provided when required by the code official. The landscape plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and provide significant fire hazard reduction benefits for public and firefighting safety.*

603.3.1 Contents. *Landscape plans shall contain the following:*

1. *Delineation of the 30-foot (9144 mm) and 100-foot (30 480 mm) fuel management zones from all structures.*
2. *Identification of existing vegetation to remain and proposed new vegetation.*
3. *Identification of irrigated areas.*
4. *A plant legend with both botanical and common names, and identification of all plant material symbols.*
5. *Identification of ground coverings within the 30-foot (9144 mm) zone.*

603.4 Vegetation. *All new vegetation shall be fire-smart vegetation in accordance with this section.*

Exception: *Trees classified as nonfire-smart vegetation complying with Section 603.4.2.1.*

To be considered fire-smart vegetation, vegetation must meet at least one of the following:

1. *Be identified as fire-smart vegetation in an approved book, journal or listing from an approved organization.*
2. *Be identified as fire-smart vegetation by a licensed landscape architect with supporting justification.*
3. *Plants considered fire-smart vegetation and approved by the local enforcing agency.*

603.4.1 Shrubs. *All new plantings of shrubs shall comply with the following:*

1. *Shrubs shall not exceed 6 feet (1829 mm) in height.*
2. *Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm).*
3. *Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).*
4. *Shrub groupings shall be separated from structures a minimum of 30 feet (9144 mm).*
5. *Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.*

603.4.2 Trees. *Trees shall be managed as follows within the 30-foot zone (9144 mm) of a structure:*

1. *New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure.*
2. *The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).*
3. *Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from chimney and stovepipe outlets per California Code of Regulations, Title 14, Section 1299.03.*

603.4.2.1 Nonfire-smart vegetation. *New trees not classified as fire-smart vegetation, such as conifers, palms, pepper trees and eucalyptus species, shall be permitted provided the tree is planted and maintained in accordance with one of the following:*

1. *The tree is planted so that the tree's drip line at maturity is a minimum of 30 feet (9144 mm) from an applicable building.*
2. *The tree is planted so that the tree's drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure, and is well pruned and maintained so as not to form a means of rapidly transmitting fire from other nearby vegetation to the structure or from the structure to nearby vegetation or to interrupt the advance of embers toward a structure.*

SECTION 604—MAINTENANCE OF DEFENSIBLE SPACE

604.1 General. *Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.*

Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

604.2 Application. *Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:*

1. *All unincorporated lands designated as a State Responsibility Area (SRA).*
2. *Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.*
3. *Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.*

604.3 Requirements. *Hazardous vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:*

1. *Public Resources Code, Section 4291.*
2. *California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.*
3. *California Government Code, Section 51182.*
4. *California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.*

604.4 Outbuildings. *Outbuildings shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from outbuildings shall be fire-smart vegetation.*

604.5 Disposal of flammable vegetation and fuels. *The disposal, including burning or removal to a site approved by the local jurisdiction in consultation with the fire authority, of flammable vegetation and fuels caused by site, road and driveway construction shall be in accordance with all applicable laws and regulations. [CCR T14 §1276.05]*

SECTION 605—SPARK ARRESTORS

605.1 General. Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used shall be provided with a spark arrestor. Spark arrestors shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding $^{1}/_{2}$ inch (12.7 mm).

605.2 Net free area. The net free area of the spark arrestor shall be not less than four times the net free area of the outlet of the chimney.

SECTION 606—LIQUEFIED PETROLEUM GAS INSTALLATIONS

606.1 General. The storage of liquefied petroleum gas (LP-gas) and the installation and maintenance of pertinent equipment shall be in accordance with the *California Fire Code*.

606.2 Location of containers or tanks. LP-gas containers or tanks shall be located within the defensible space in accordance with the *California Fire Code*.

606.3 Clear area. *LP-gas storage tanks shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from an LP-gas storage tank shall be fire-smart vegetation.*

SECTION 607—STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. *Firewood piles shall be located 30 feet (9144 mm) or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions.*

607.2 Storage for off-site use. Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

SECTION 608—BUILDING SITING AND SETBACKS

608.1 Intent. *This section is intended to reduce the intensity of a Wildfire by reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting, Building setbacks and the protection of Undeveloped Ridgelines, thus providing increased safety for emergency fire equipment and evacuating civilians, and a point of attack or defense from a Wildfire. [CCR T14 §1276.00]*

608.2 General. *All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided for in Section 608.2.1. [CCR T14 §1276.01(a)]*

608.2.1 Setback reduction. *A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating features such as, but not limited to:*

(1) Noncombustible block walls or fences; or

(2) *Noncombustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or*

(3) *Hardscape landscaping; or*

(4) *A reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm); or*

(5) *The most protective requirements in Chapter 5.*

[CCR T14 §1276.01(b)]

SECTION 609—RIDGELINES, FUEL BREAKS AND GREENBELTS

609.1 Ridgelines.

(a)The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

(1) *Topography.*

(2) *Vegetation.*

(3) *Proximity to any existing or proposed residential, commercial or industrial land uses.*

(4) *Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks.*

(5) *Ability to support effective fire suppression.*

(6) *Other factors, if any, deemed relevant by the local jurisdiction.*

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

(1) *New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.*

(2) *Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code Section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.*

(3) *Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.*

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

[CCR T14 §1276.02]

609.2 Fuel breaks. *When applications meet any of the following criteria, the local jurisdiction shall determine the need and location for fuel breaks in consultation with the fire authority:*

(1) *The permitting or approval of three or more new parcels, excluding lot line adjustments as specified in Government Code Section 66412(d); or*

(2) *An application for a change of zoning increasing zoning intensity or density; or*

(3) *An application for a change in use permit increasing use intensity or density.*

[CCR T14 §1276.03(a)]

609.2.1 Exposures. *Fuel breaks required by the local jurisdiction, in consultation with the fire authority, shall be located, designed and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to access routes, buildings or infrastructure within the development. [CCR T14 §1276.03(b)]*

609.2.2 Fire department access. *Fuel breaks shall have, at a minimum, one point of entry for firefighters and any fire apparatus. The specific number of entry points and entry requirements shall be determined by the local jurisdiction, in consultation with the fire authority. [CCR T14 §1276.03(c)]*

609.2.3 Location of fuel breaks. *Fuel breaks may be required at locations such as, but not limited to:*

(1) *Directly adjacent to defensible space as defined by Title 14 CCR Section 1299.02 to reduce radiant and convective heat exposure and ember impacts, or support firefighting tactics.*

(2) *Directly adjacent to roads to manage radiant and convective heat exposure and ember impacts, increase evacuation safety, or support firefighting tactics.*

(3) *Directly adjacent to a hazardous land use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support firefighting tactics.*

(4) *Strategically located along ridgelines, in greenbelts, or in other locations to reduce radiant and convective heat exposure and ember impacts, or support community level firefighting tactics.*

[CCR T14 §1276.03(d)]

609.2.4 Timing. *Fuel breaks shall be completed prior to the commencement of any permitted construction. [CCR T14 §1276.03(e)]*

609.2.5 Construction. *Fuel breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides. [CCR T14 §1276.03(f)]*

609.2.6 Maintenance of fuel breaks. *Where a local jurisdiction requires fuel breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.*

The mechanisms required shall be binding upon the property for which the fuel break is established, shall ensure adequate maintenance levels, and may include: written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms. [CCR T14 §1276.03(g) and (h)]

609.2.7 Greenbelts, greenways, open spaces and parks. *Where a greenbelt, greenway, open space, park, landscaped or natural area or portion thereof is intended to serve as a fuel break, the space or relevant portion thereof shall conform with the requirements in California Code of Regulations, Title 14, Section 1276.03. [CCR T14 §1276.04]*

SECTION 610—FIRE SAFE DEVELOPMENT REGULATIONS

610.1 General. *Pursuant to Public Resources Code, Section 4290, all residential, commercial and industrial building construction within state responsibility areas approved after January 1, 1991, and within lands classified and designated as an LRA Very High Fire Hazard Severity Zone, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021, shall comply with the SRA Fire Safe Development Regulations as specified in Title 14, Division 1.5, Chapter 7, Subchapter 2.*

610.2 Subdivision map findings. *Pursuant to Government Code (GC), Section 66474.02, before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in an SRA or an LRA Very High Fire Hazard Severity Zone, as both are defined in GC Section 51177, a legislative body of a county, except as provided in GC Section 66474.02(c), shall make findings regarding compliance with the SRA Fire Safe Regulations and the availability of structural fire protection and suppression services. These findings and accompanying map shall be transmitted to the Board of Forestry and Fire Protection and comply with the requirements in Title 14, Division 1.5, Chapter 7, Subchapter 1, Article 1.*

SECTION 611—SUBDIVISION REVIEW SURVEY

611.1 Subdivision identification. *Pursuant to Public Resources Code Section 4290.5 and Title 14, Division 1.5, Chapter 7, Subchapter 1, Article 2, the Board, in consultation with the Office of the State Fire Marshal, shall survey local governments to identify existing subdivisions, as defined in Article 2, located in an SRA area or an LRA Very High Fire Hazard Severity Zone without a secondary egress route that is at significant fire risk.*

611.2 Fire safety recommendations. *The Board, in consultation with the Office of the State Fire Marshal and the local government that identified the subdivision, shall develop recommendations to improve the subdivision's fire safety. The Board shall provide the final recommendations to the local government that identified the subdivision and to the residents of the subdivision.*

611.3 Implementation. *The Board shall maintain a list of the subdivisions identified and the status of the implementation of the recommendations provided.*

611.4 Re-survey. *Beginning July 1, 2021, the Board shall conduct this survey every 5 years.*

SECTION 612—GENERAL PLAN SAFETY ELEMENT

612.1 General. *Pursuant to Government Code Section 65302(g)(3), the safety element of a city or county's General Plan shall be reviewed and updated as necessary to address the risk of fire for land classified as SRA, as defined in Section 4102 of the Public Resources Code, and land classified as an LRA Very High Fire Hazard Severity Zone, as defined in Section 51177.*

612.2 Submission to the Board of Forestry and Fire Protection and local fire agencies. *Pursuant to Government Code Section 65302.5(b)(1), the draft element of, or draft amendment to, the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following: the adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas; or the adoption or amendment to the safety element of its general plan for each city or county that contains a Very High Fire Hazard Severity Zone as defined pursuant to subdivision (i) of Section 51177.*

612.3 Review by the Board of Forestry and Fire Protection and local fire agencies. *The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and recommend changes to the planning agency within 60 days of its receipt regarding the requirements in Government Code Section 65302.5(b)(2). The review by the Board of Forestry and Fire Protection is governed by Title 14, Division 1.5, Chapter 7, Article 6.*

612.4 Adoption of the safety element. *Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the council of a city shall consider the recommendations, if any, made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. The board of supervisors or city council shall respond to the Board of Forestry and Fire Protection and any local agency providing fire protection in compliance with Government Code Section 65302.5(b)(3) and (b)(4) and Title 14, Division 1.5, Chapter 7, Article 6.*

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 7 – REFERENCED STANDARDS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			**X**																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
AASHTO HB-17—2002			X																				
ASTM D638—2022			X																				
ASTM D3909/D3909M—*2022*			X																				
ASTM E84—*2023d*			X																				
ASTM E119—*2022*			X																				
ASTM E136—*2024a*			X																				
ASTM E1354—*2023*			X																				
ASTM E2632—2020			X																				
ASTM E2652—2022			X																				
ASTM E2707—2022			X																				
ASTM E2726/E2726M—2012a(2017)			X																				
ASTM E2957—2017			X																				
ASTM G155—2021			X																				
NFPA 252—2022			X																				
NFPA 257—2022			X																				
SFM 12-7A-1			X																				
SFM 12-7A-2			X																				
SFM 12-7A-3			X																				
SFM 12-7A-4			X																				
SFM 12-7A-4A			X																				
UL 9—2009			X																				
UL 10B—2008			X																				
UL 10C—2016			X																				
UL 94—2023			X																				
UL 263—2011			X																				
UL 723—2018			X																				
UL 790—*2022*			X																				

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CHAPTER

7 REFERENCED STANDARDS

User notes:

About this chapter: This code contains numerous references to standards promulgated by other organizations that are used to provide requirements for materials and methods of construction. This chapter contains a comprehensive list of all standards that are referenced in this code. These standards, in essence, are part of this code to the extent of the reference to the standard.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard.

AASHTO *American Association of State and Highway Transportation Officials, 444 North Capitol Street, NW, Suite 249, Washington, DC 20001*

HB-17—2002: Standard Specifications for Highway Bridges, 17th Edition, 2002
403.1.8, 1273.10

ASTM *ASTM International, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, PA 19428-2959*

D638—2022: Standard Test Method for Tensile Properties of Plastics
504.9.1

D2898—10(2017): Standard Practice for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing
503.2.4.3.1

D3909/D3909M—*2022*: Standard Specification for Asphalt Roll Roofing (Glass Felt) Surfaced With Mineral Granules
504.2.1.1, 504.2.2

D6662—22: Standard Specification for Polyolefin-Based Plastic Lumber Decking Boards
503.2.4.3.3

D7032—21: Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails
503.2.4.3.2

E84—*2023d*: Standard Test Method for Surface Burning Characteristics of Building Materials
202, *501.4.1, 503.2.4, 504.7.3.2, 504.7.3.3*

E108—20a: Standard Test Methods for Fire Tests of Roof Coverings
504.2, *504.2.1.2, 504.11.6, G101.2.1*

E119—*2022*: Standard Test Methods for Fire Tests of Building Construction and Materials
501.3, *504.3, 504.3.1, 504.5, 504.7, 504.7.1*

E136—*2024a*: Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C
501.4.1

E1354—*2023*: Standard Test Method for Heat and Visible Smoke Release Rates for Materials and Products Using an Oxygen Consumption Calorimeter
503.2.4.3.2, 503.2.4.3.3

E2632—2020: Standard Test Method for Evaluating the Under-Deck Fire Test Response of Deck Materials
504.7.3.2, 504.7.3.3, 504.7.3.3.1, 504.7.3.4

E2652—2022: Standard Test Method for Assessing Combustibility of Materials Using a Tube Furnace with a Cone-shaped Airflow Stabilizer, at 750°C
501.4.1

E2707—2022: Standard Test Method for Determining Fire Penetration of Exterior Wall Assemblies Using a Direct Flame Impingement Exposure
504.5, 504.9, 504.9.3

E2726/E2726M—2012a(2017): Standard Test Method for Evaluating the Fire Test Response of Deck Structures to Burning Brands
504.7.3.2, 504.7.3.3, 504.7.3.3.2

E2768—11(2018): Standard Test Method for Extended Duration Surface Burning Characteristics of Building Materials (30 min Tunnel Test)
503.2.4

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E2886/E2886M—20: Standard Test Method for Evaluating the Ability of Exterior Vents to Resist the Entry of Embers and Direct Flame Impingement
504.10.1

E2957—2017 : Standard Test Method for Resistance to Wildfire Penetration of Eaves, Soffits and Other Projections
504.3, 504.7, 504.7.1, 504.7.2

G155—2021: Standard Practice for Operating Xenon Arc Lamp Apparatus for Exposure of Materials
504.9.2

ICC

International Code Council, Inc., 200 Massachusetts Avenue, NW, Suite 250, Washington, DC 20001

***CBC—2025: California* Building Code**
1.1.7.3.1, 1.11.2.1.2, 1.11.3.4, 1.11.6 – 1.11.10, 101.3.1, 102.8, 105.1, 105.3, 106.3, 202, 404.10.3, 501.1, 501.3, *503.1, 503.2.2, 503.2.3, 504.2.1.2,* 504.3, *504.3.1,* 504.5, *504.5.2,* 504.6, 504.7, *504.7.3.2, 504.8,* 504.11, *504.11.1*

CEBC—2025: California Existing Building Code
1.11.3.4, 102.8, 201.3

***CFC—2025: California* Fire Code**
1.11.3.4, 1.11.9, 1.11.10, 102.8, 105.1, *201.3,* 202, 402.1.1, *402.1.2,* 402.2.1, *402.2.2, 403.2.4, 404.2, 404.4, 404.5,* 404.10.3, 606.1, 606.2

CRC—2025: California Residential Code
1.1.7.3.1, 102.8

NFPA

National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471

252—2022: Standard on Fire Test of Door Assemblies
504.9

257—2022: Standard on Fire Test for Window and Glass Block Assemblies
504.8

CEC—2025: California Electrical Code
201.3

SFM

State of California, Department of Forestry and Fire Protection, Office of the State Fire Marshal, P.O. Box 944246, Sacramento, CA 94246-2460

12-7A-1: Exterior Wall Siding and Sheathing. A fire resistance test standard consisting of a 150 kW intensity direct flame exposure for a 10-minute duration
504.5, 504.9

12-7A-2: Exterior Windows. A fire resistance test standard consisting of a 150 kW intensity direct flame exposure for an 8-minute duration
504.8

12-7A-3: Horizontal Projection Underside. A fire resistance test standard consisting of a 300 kW intensity direct flame exposure for a 10-minute duration
504.3, 504.7, 504.7.1

12-7A-4: Decking. A two-part test consisting of a heat release rate (Part A) deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame for a 3-minute duration, and a (Part B) sustained deck assembly combustion test consisting of a deck upper surface burning ember exposure with a 12 mph wind for 40 minutes using a 2.2 lb (1kg) burning "Class A" size 12" × 12" × 2.25" (300 mm × 300 mm × 57 mm) roof test brand
504.7.3.2

12-7A-4A: Decking Alternate Method A. A heat release rate deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame for a 3-minute duration
504.7.3.2

State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988
404.8

UL

UL LLC, 333 Pfingsten Road, Northbrook, IL 60062-2096

9—2009: Fire Tests of Window Assemblies—with Revisions through March 2020
504.8

10B—2008: Fire Tests of Door Assemblies—with Revisions through May 2020
504.9

10C—2016: Positive Pressure Fire Tests of Door Assemblies—with Revisions through May 2021
504.9

94—2023: Tests for Flammability of Plastic Materials for Parts in Devices and Appliances
504.9.2

263—2011: Fire Tests of Building Construction and Materials—with Revisions through *March 2022*
501.3, 504.3, 504.3.1, 504.5, 504.7, 504.7.1

723—2018: Test for Surface Burning Characteristics of Building Materials
202, *501.4.1,* 503.2.4, 504.7.3.2, 504.7.3.3

790—*2022*: Standard Test Methods for Fire Tests of Roof Coverings
504.2, *504.2.1.2, 504.11.6*

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX A – GENERAL REQUIREMENTS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

(Not adopted by the State Fire Marshal)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

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APPENDIX

A GENERAL REQUIREMENTS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User notes:

About this appendix: Appendix A, while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide fire protection measures supplemental to those found in Chapter 6 to reduce the threat of wildfire in a wildland-urban interface area and improve the capability for controlling such fires. This appendix includes detailed requirements for vegetation control; the code official's authority to close wildland-interface areas in times of high fire danger; control of fires, fireworks usage and other sources of ignition; storage of hazardous materials and combustibles; bans on the dumping of waste materials and ashes and coals in wildland-urban interface areas; protection of pumps and water supplies; and limits on temporary uses within the wildland-urban interface area.

SECTION A101—GENERAL

A101.1 Scope. The provisions of this appendix establish general requirements applicable to new and existing properties located within wildland-urban interface areas.

A101.2 Objective. The objective of this appendix is to provide necessary fire protection measures to reduce the threat of wildfire in a wildland-urban interface area and improve the capability of controlling such fires.

SECTION A102—VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with Sections A102.2 through A102.4.

A102.2 Clearance of brush or vegetative growth from roadways. The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of *nonfire-smart* vegetation growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines. Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Sections A102.3.1 through A102.3.2.3.

Exception: Sections A102.3.1 through A102.3.2.3 do not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

A102.3.1 Support clearance. Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

Exception: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

A102.3.2 Electrical distribution and transmission line clearances. Clearances between vegetation and electrical lines shall be in accordance with Sections A102.3.2.1 through A102.3.2.3.

A102.3.2.1 Trimming clearance. At the time of trimming, clearances not less than those established by Table A102.3.2.1 shall be provided. The radial clearances shown are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.2.1 when evidence substantiating such other clearances is submitted to and approved by the code official.

TABLE A102.3.2.1—MINIMUM CLEARANCES BETWEEN VEGETATION AND ELECTRICAL LINES AT TIME OF TRIMMING

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400–72,000	4
72,001–110,000	6
110,001–300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

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A102.3.2.2 Minimum clearance to be maintained. Clearances not less than those established by Table A102.3.2.2 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.2.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

TABLE A102.3.2.2—MINIMUM CLEARANCES BETWEEN VEGETATION AND ELECTRICAL LINES TO BE MAINTAINED

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750–35,000	6
35,001–60,000	12
60,001–115,000	19
115,001–230,000	30.5
230,001–500,000	115

For SI: 1 inch = 25.4 mm.

A102.3.2.3 Electrical power line emergencies. During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency can include situations such as trees falling into power lines or trees in violation of Table A102.3.2.2.

A102.4 Correction of condition. The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

SECTION A103—ACCESS RESTRICTIONS

A103.1 Restricted entry to public lands. The code official is authorized to determine and publicly announce when wildland-urban interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildland-urban interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the wildland-urban interface area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within wildland-urban interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

A103.2 Trespassing on posted private property. Where the code official determines that a specific area within a wildland-urban interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.1.

A103.2.1 Signs. Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

A103.2.2 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

A103.3 Use of fire roads and defensible space. Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

Exception: Public officers acting within their scope of duty.

A103.3.1 Obstructions. Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles. Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within wildland-urban interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

A103.5 Tampering with locks, barricades, signs and address markers. Locks, barricades, seals, cables, signs and address markers installed within wildland-urban interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

A103.5.1 Gates, doors, barriers and locks. Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

SECTION A104—IGNITION SOURCE CONTROL

A104.1 General. Ignition sources shall be controlled in accordance with Sections A104.2 through A104.10.

A104.2 Objective. Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush or other combustible materials shall be maintained at not less than 30 feet (9144 mm).

A104.4 Smoking. Where required by the code official, signs shall be posted stating NO SMOKING. Persons shall not smoke within 15 feet (4572 mm) of combustible materials or *nonfire-smart* vegetation.

Exception: Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

A104.5 Equipment and devices generating heat, sparks or open flames. Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in wildland-urban interface areas without a permit from the code official.

Exception: Use of approved equipment within inhabited premises or designated campsites that are not less than 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

A104.6 Fireworks. Fireworks shall not be used or possessed in wildland-urban interface areas.

Exception: Fireworks allowed by the code official under permit in accordance with the *California Fire Code* where not prohibited by applicable local or state laws, ordinances and regulations.

A104.6.1 Authority to seize. The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

A104.7 Outdoor fires. Outdoor fires in wildland-urban interface areas shall comply with Sections A104.7.1 through A104.7.3.

A104.7.1 General. Persons shall not build, ignite or maintain any outdoor fire of any kind for any purpose in or on any *wildland-urban interface area*, except by the authority of a written permit from the code official.

Exception: Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are not less than 30 feet (9144 mm) from any combustible material or *nonfire-smart* vegetation.

A104.7.2 Permits. Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under any of the following conditions:

1. When high winds are blowing.
2. When a person 17 years old or over is not present at all times to watch and tend such fire.
3. When a public announcement is made that open burning is prohibited.

A104.7.3 Restrictions. Persons shall not use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills. Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in wildland-urban interface areas without approval of the code official.

A104.8.1 Maintenance. Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

Exception: Where approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

A104.9 Reckless behavior. The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

A104.10 Planting vegetation under or adjacent to energized electrical lines. Vegetation that, at maturity, would grow to within 10 feet (3048 mm) of the energized conductors shall not be planted under or adjacent to energized power lines.

SECTION A105—CONTROL OF STORAGE

A105.1 General. In addition to the requirements of the *California Fire Code*, storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

A105.2 Hazardous materials. Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m^3) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

A105.3 Explosives. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, except by permit from the code official.

A105.4 Combustible materials. Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

A105.4.1 Individual piles. Individual piles shall not exceed 5,000 square feet (465 m^2) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m^3) in volume or 10 feet (3048 mm) in height.

A105.4.2 Separation. A clear space of not less than 40 feet (12 192 mm) shall be provided between piles. The clear space shall not contain combustible material or *nonfire-smart* vegetation.

SECTION A106—DUMPING

A106.1 Waste material. Waste material shall not be placed, deposited or dumped in wildland-urban interface areas or in, on or along trails, roadways or highways or against structures in wildland-urban interface areas.

Exception: Approved public and approved private dumping areas.

A106.2 Ashes and coals. Ashes and coals shall not be placed, deposited or dumped in or on wildland-urban interface areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from *nonfire-smart* vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from *nonfire-smart* vegetation or structures.

SECTION A107—PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

A107.1 General. The reliability of the water supply shall be in accordance with Sections A107.2 through A107.5.

A107.2 Objective. The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

A107.3 Fuel modification area. Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible space are responsible for clearing and removing *nonfire-smart* vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

A107.4 Trees. Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

A107.5 Protection of electrical power supplies. Where electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for not less than 2 hours in accordance with Chapter 27 of the *California Building Code*, Section 1203 of the *California Fire Code* and *the California Electrical Code.*

Exception: A standby power source is not required where the primary power service to pumps is underground as approved by the code official.

SECTION A108—LAND USE LIMITATIONS

A108.1 General. Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

A108.2 Objective. The increased public use of land or structures in wildland-urban interface areas increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

A108.3 Permits. Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated wildland-urban interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

A108.4 Access roadways. In addition to the requirements in Section 403, access roadways shall be not less than 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

Where required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

SECTION A109—REFERENCED STANDARDS

A109.1 General. See Table A109.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title and the section or sections of this appendix that reference the standard.

TABLE A109.1—REFERENCED STANDARDS

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
CBC—25	*California Building Code*	A107.5
CFC—25	*California Fire Code*	A104.6, A105.1, A107.5
CEC—25	*California Electrical Code*	A107.5

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX B – VEGETATION MANAGEMENT PLAN

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

(Not adopted by the State Fire Marshal)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

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APPENDIX

B

VEGETATION MANAGEMENT PLAN

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User notes:

About this appendix: Appendix B, while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide criteria for submitting vegetation management plans, specifying their content and establishing a criterion for considering vegetation management as being a fuel modification.

SECTION B101—GENERAL

B101.1 Scope. Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit.

B101.2 Plan content. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

B101.3 Fuel modification. To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX C – COMMUNITY WILDLAND-URBAN INTERFACE (WUI) FIRE HAZARD EVALUATION FRAMEWORK

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

(Not adopted by the State Fire Marshal)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

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APPENDIX

C

COMMUNITY WILDLAND-URBAN INTERFACE (WUI) FIRE HAZARD EVALUATION FRAMEWORK

This appendix is for informational purposes and is not intended for adoption.

User notes:

About this appendix:

Wildland-urban interface (WUI) fire spread has significant impact on communities well beyond the loss of structures, including community evacuation and incident response. Prefire planning and hazard mitigation impact how the fire develops, how the life safety of residents and first responders is impacted during evacuations, and the extent of structural and infrastructure losses. There is a need to document prefire hazard in a way that assesses the fire impact beyond potential structural losses.

This appendix contains a preliminary Community WUI Fire Hazard Evaluation Framework as a suggested methodology to begin to support communities at risk in the identification of their unique hazards and to provide common metrics for comparisons between communities. This preliminary framework includes information on community size, population and fuels; on notification and evacuation; and on the community infrastructure and firefighting response potential. Aspects of this framework may already be included in various community-level documents, such as Community Wildfire Protection Plans or evacuation plans. Development of a standard framework will (1) consolidate relevant WUI fire hazard and planning information in one place, and (2) allow for cross-community comparisons.

The evaluation required to implement this framework will support prefire hazard assessment and during-fire response operations. An increased understanding of fire evacuation, fire structural response and fire defensive action relationships is needed to assess the overall community WUI fire hazard. The quantification of these relationships will enable communities to optimize the community-level response to WUI fire hazards in a more integrated approach and result in increased life safety and reduced losses.

SECTION C101—COMMUNITY WUI FIRE HAZARD EVALUATION FRAMEWORK

C101.1 Definitions. *The Community WUI Hazard Evaluation Framework presented here is intended for communities as small as a few hundred to tens of thousands of residents. The methodology is not intended for the documentation of single residences or large cities. It is intended to provide a community with an overview of the overall WUI fire-related hazards and to enable the authority having jurisdiction (AHJ) to compare the relative hazards and preparedness levels of different communities. The information collected can be used by first responders and community and county officials to prioritize hazard mitigation within and around the community and to develop "tabletop" responses to different WUI fire scenarios. In the event of an actual WUI fire, the information collected could be used by first responders and local officials to safely evacuate civilians, to reduce the risk of first responder injuries and to enhance fire containment. The following are definitions and uses of the different components of the Community WUI Fire Hazard Evaluation Framework. This framework may be expanded to include additional characteristics that are not specifically listed in this preliminary version.*

C101.2 Community. *In the sense of WUI fire hazard, the community should be viewed in the context of evacuation arteries rather than jurisdictional boundaries. As such, the community may have parts that are incorporated or unincorporated. Community size is reported in acres, and the community boundary selected for this hazard evaluation can be provided for use in a geographic information system (GIS) layer in a number of formats, including but not limited to shapefile, geodatabase or GeoPackage. A topographic overview of the area (community) is used to describe the general conditions using one or more of the following key words: flat terrain, rolling hills, moderate slopes, valleys, steep slopes and/or plateau.*

Information about prevailing weather patterns, such as localized winds or significant wind events (strength and direction), should also be included in the community profile.

C101.3 Fuels. *The fuels section is intended to provide an overview of the structural, vegetative and other fuels present in the community. This is not a parcel-level assessment; however, if defensible space assessment data is available, it can be aggregated and utilized within this framework to provide higher resolution assessment of community fire hazard. Structure density is a simple metric to capture structure-to-structure spacing and provide insight on the potential structure-to-structure fire spread. For uniform communities, a representative structure separation distance (SSD) may be sufficient, whereas nonuniform communities will be better described using a histogram of SSD. The age of structures may also be a factor in structure vulnerability due to changes in building codes associated with structure hardening. Similarly, a community that was built over a short period of time can be represented by a single value representing the decade of construction, while a community that grew and expanded over long periods will be better represented by a histogram of structure ages.*

A database such as LANDFIRE[1] can provide the vegetative fuel type and fuel loading throughout the community. This data will be limited by the age of the last LANDFIRE overflight and the 100 feet (30 m) pixel spatial resolution.

Natural and artificial fuel breaks, including fuel treatments within and around the community, should be represented in a geospatial format and should include the year the vegetative fuel treatment was conducted. Fuel treatments should also include any logging activities in the area surrounding the community. Fire history in and around the community will describe the last time the community experienced direct impacts from fire. Shapefiles of the fuel treatments and fire history will allow for spatial documentation of this data.

1. Landfire website: https://www.landfire.gov/

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Fuel treatments and fire history should be documented at least 10 miles (16 km) out from the edge of the community. Local conditions (e.g., fuel, topography, weather, evacuation routes) may require documentation well beyond 10 miles (16 km). The last large fire in the area of the community perimeter, together with the vegetative fuel loading, will provide information on the potential energy content of the vegetative fuels in the event of a short- or long-term drought.

The documentation of other community hazards, such as hazmat or high fuel load facilities (e.g., fixed propane tanks, hazardous material storage and use facilities, ammunition facilities, lumber yards, pallet storage, tire storage), is important as they can affect civilians and first responder safety during evacuations, fire containment and mop-up activities. The information should be provided in the form of a GIS layer and may then be used by first responders to develop "tabletop" responses for emergency preparedness and to direct response actions during a WUI fire event.

C101.4 Population. *The population of the selected community will impact, among other factors, the minimum time required for evacuation. Population and population density, expressed as the number of residents per acre, are both important metrics that provide information that can be used for evacuation assessment. The permanent to transient population density ratio is intended to capture the fraction of the community that may be visiting for tourism and may not be aware of community evacuation and other fire-related activities.*

C101.5 Notification. *The notification section of the Community WUI Hazard Evaluation is designed to capture the presence and type of mass-notification tools available to emergency managers. It should be noted that reliance on individual notification methods may result in limited notifications. If a Reverse 911 system is in place, the percentage of the community that will potentially receive the notifications from this system will estimate the number of residents that may require different notifications. Sirens or other fixed notification systems with power backup should also be listed in this section along with the fraction of the population covered by these systems. Additional notification systems that don't require phone or internet are also captured in this section, since WUI events frequently result in power outages or other service interruptions.*

C101.6 Evacuation. *This section of the Community WUI Hazard Evaluation is not intended to replace a full community evacuation study or act as a community evacuation plan. The primary purpose of this section is to compute, given a number of assumptions, a Minimum Throughput Time (MTT) to provide an initial idealized order of magnitude time to be considered in the early stages of evacuation preplanning. This information can be of value to first responders and community emergency planning personnel, as it may potentially highlight critical evacuation bottlenecks inside or outside the community.*

The MTT concept is a traffic engineering calculation of roadway capacity to provide an initial lower bound for planning community evacuation. The MTT is intended for isolated and partly isolated interface and intermix communities rather than a city setting with large populations and complex evacuation routes. A community should consider a detailed evacuation study to further enhance the community evacuation plan. There is a significant body of work associated with developing dynamic evacuation models.[1]

The MTT considers two significant factors: bottlenecks within and beyond town, and the total number of vehicles that must be accommodated. Bottlenecks slowing traffic throughput may be located within or outside of jurisdictional boundaries. Bottlenecks occurring well beyond the evacuating community may cause ripple effects significantly impacting community evacuation. In identifying the population for computing the MTT, consideration should be given to neighboring settlements/communities that may share the same evacuation routes. The MTT should consider the minimum number of traffic lanes (e.g., eight lanes merging into two lanes should be treated as two lanes) available for evacuation, the community population and the average speed limit of the egress routes. Contraflow, the implementation of reverse direction traffic flow, may be considered here, along with provisions for first responder access to the community. The computed Minimum Throughput Time (MTT) does not account for any of the numerous potential hindrances to evacuation traffic, such as road accidents, reduced speed due to smoke obscuration, merging of traffic in town to feed the primary arteries, large vehicles that occupy more space than cars and have reduced maneuverability, or fire activity impacts, such as burnovers, causing evacuation lane(s) closures and potential slowdowns associated with traffic redirections.

The evacuation section is also used to identify vulnerabilities of egress arteries including vegetative fuel setbacks as well as any hazardous material facilities which might affect evacuation. Fuel setback information, collected in 0.15 mile (0.25 km) increments along egress routes, presented in the form of a histogram and a GIS layer, could help identify vulnerable spots that may potentially impact evacuation and identify candidate locations for fuel treatments.

The presence of a Community Evacuation Plan, the presence and capacity of safety zones and other large crowd assembly areas, and whether evacuation drills are performed will contribute to the community evacuation preparedness overview. The number of hospitals and senior care facilities and their total capacity will provide further information to assess overall community evacuation needs.

C101.7 Infrastructure / COOP / COG. *The locations and needs of key facilities for maintaining continuity of operations (COOP) and continuity of government (COG), such as police, fire, EMS, hospitals, government buildings, cell towers, water sources, water provider infrastructure, electrical utility key infrastructure and natural gas key infrastructure, should be listed and incorporated in this part of the evaluation framework.*

Infrastructure characteristics, particularly related to water supply and electric utilities, can impact response and potential prefire hazard reduction. The public water system dependence on power supply, including the availability of backup power sources (e.g., generator backup) will provide insight into the resilience of the water system. The location of power lines (e.g., above or below ground) can impact evacuation, as downed power lines can impact evacuation and mobility throughout the community.

1. An example of a framework which includes coupled fire and evacuation considerations, as well as background on the individual model components, is provided in Ronchi et al. (2019) "An open multi-physics framework for modelling WUI fire evacuations," Safety Science 118:868-880.

C101.8 Firefighting response. *The type of fire department, whether volunteer, career, or combined, may impact the likely availability and response time of first responder resources. The density of firefighting (ff) responders, as a ratio of the number of personnel on shift to the number of structures (number of ffs/number of structures) will provide information on the maximum possible coverage by the local resources.*

In this section, mutual aid resources should be counted only if mutual aid agreements are in place and can ensure rapid deployment. Mutual aid response is captured through a histogram in 1-, 2-, 3- and 4-hour travel times. This may also be approximated using a geographic radius of distance from the community. The purpose of this information is to provide insight into the minimum response times by mutual aid.

TABLE C101—COMMUNITY WUI FIRE HAZARD EVALUATION FRAMEWORK

COMMUNITY	***DATA TYPE***	**DATA LAYER IN MDS**
Community shapefile, geodatabase or GeoPackage including topography and geographic attributes, and prevailing weather patterns (e.g., wind)	*GIS layer*	*x*
FUELS		
Structure density (structure separation distances—SSD)	*SSD histogram*	
Age of structures	*Histogram*	
Vegetative fuel loading: *- Fuel type* *- Fuel loading*	 *Fuel type* *Tons/acre*	
Natural and artificial fuel breaks (including fuel treatments within and around community and year built)	*List, GIS layer*	*x*
Community hazards (e.g., hazmat and high fuel load facilities)	*Specify, GIS layer*	*x*
Fire history	*Frequency of, and most recent, fires in/around community*	*x*
POPULATION		
Population *- Density* *- Permanent/transient ratio*	*Number, age distribution* *Number/acre* *P/T ratio*	
NOTIFICATION		
Reverse 911 *- Opt-in or Opt-out* *- Percent of population enrolled in Reverse 911*	 *Opt-in/Opt-out* *%*	
Sirens or other notification with power backup *- Percent of population within siren coverage range*	*List* *% population*	
Notification dissemination w/out phone or internet	*Y/N*	
EVACUATION		
Egress route capacity (Minimum Throughput Time)	*Time (hours)*	
Vulnerability of egress arteries: *- Fuel setbacks* *- Hazmat/high fuel load facilities affecting evacuation* *- Other*	 *Fuel setback data, GIS layer* *Specify, GIS layer*	 *x* *x* *x*
Hospitals and senior care facilities	*Specify, number of persons*	*x*
Community evacuation plan *Safety zones and large crowd assembly areas, capacity* *Evacuation drills*	*Y/N, specify, GIS layer* *Y/N, number, GIS layer* *Y/N*	 *x* *x*
Community in evacuation route of other communities, through-flow number	*Y/N, identify, number*	
INFRASTRUCTURE / COOP / COG		
Location and needs of key facilities	*List*	*x*
Public water, dependence on power, generator backup, community owned water	*Y/N, Y/N, Y/N, Y/N*	
Power lines around primary arteries (above ground or below)	*Above or below*	*x*
Critical infrastructure that requires fuel to keep operating	*Specify, GIS layer*	*x*
FIREFIGHTING RESPONSE		
Volunteer vs career (availability of first responder resources at station)	*Volunteer/career/combination*	
Density of firefighting (ff) responder to number of structures	*ff/structures ratio*	
Mutual aid response (engines-hours histogram) and agreements with mutual aid	*Engines-hours histogram*	

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX D – MODEL ORDINANCE FOR FIRE HAZARD SEVERITY ZONE ADOPTION

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

(Not adopted by the State Fire Marshal)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

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APPENDIX

D

MODEL ORDINANCE FOR FIRE HAZARD SEVERITY ZONE ADOPTION

This appendix is for informational purposes and is not intended for adoption.

User notes:

About this appendix: *Appendix D is an informational appendix that is a sample ordinance designed as guidance for a city, county, city and county, or fire district to establish and designate fire hazard severity zones within their jurisdiction.*

SECTION D101—MODEL ORDINANCE FOR DESIGNATION OF FIRE HAZARD SEVERITY ZONES IN LOCAL RESPONSIBILITY AREAS (LRA)

ORDINANCE NO._____

An ordinance of the City (or County or District) of _____ to designate fire hazard severity zones.

The _____ Council (or Board) of the _____ ordains as follows:

The City (or County or District) hereby designates the Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178.

OR

☐ *The City (or County or District) hereby designates areas not identified as Very High Fire Hazard Severity Zones by the State Fire Marshal, as Very High Fire Hazard Severity Zones following a finding supported by substantial evidence in the record that the requirements of Government Code Section 51182 are necessary for effective fire protection within the area.*

(AND/OR)

☐ *The City (or County or District) hereby designates areas not identified as Moderate and High Fire Hazard Severity Zones by the State Fire Marshal, as Moderate and High Fire Hazard Severity Zones, respectively.*

The map, approved by the city (or county or district), is hereby incorporated by reference, and entitled "City (or County or District) Fire Hazard Severity Zones."

Dated _____

On the motion of Member _____, seconded by Member: _____

The roll call vote:

AYES: _____ NOES: _____ ABSTAIN: _____ ABSENT: _____

The foregoing ordinance was passed and adopted this _____ day of _____ 20_____

ORDINANCE _____

(Name) City or County or Board of

ATTEST: *APPROVED AS TO FORM:*

(Name) *(Name)*
Clerk *City (or County or District) Counsel*

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APPENDIX

E

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX F – CHARACTERISTICS OF FIRE-SMART VEGETATION

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			X																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
F101.1			X																				

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APPENDIX

F

CHARACTERISTICS OF *FIRE-SMART* VEGETATION

This appendix is for informational purposes and is not intended for adoption.

User notes:

About this appendix: Appendix F is an informational appendix provided for the convenience of the code user. It is simply a compilation of the eight characteristics of *fire-smart* vegetation that can be used effectively within wildland-urban interface areas to reduce the likelihood of fire spread through vegetation.

SECTION F101—GENERAL

F101.1 Characteristics of *fire-smart* vegetation. All plants will burn under extreme fire weather conditions, such as drought. However, plants burn at different intensities and rates of consumption. *Fire-smart* plants burn at a relatively low intensity, slow rates of spread and with short flame lengths. The following are characteristics of *fire-smart* vegetation:

1. Growth with little or no accumulation of dead vegetation (either on the ground or standing upright).
2. Nonresinous plants (willow, poplar or tulip trees).
3. Low volume of total vegetation (for example, a grass area as opposed to a forest or shrub-covered land).
4. Plants with high live fuel moisture (plants that contain a large amount of water in comparison to their dry weight).
5. Drought-tolerant plants (deeply rooted plants with thick, heavy leaves).
6. Stands without ladder fuels (plants without small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees).
7. Plants requiring little maintenance (slow-growing plants that, when maintained, require little care).
8. Plants with woody stems and branches that require prolonged heating to ignite.

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX G – VOLUNTARY HOME HARDENING RECOMMENDATIONS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter			X																				
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

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APPENDIX

G

VOLUNTARY HOME-HARDENING RECOMMENDATIONS

This appendix is for informational purposes and is not intended for adoption.

User notes:

About this appendix: Appendix G is an information appendix that provides discussion of some elements of the proposed self-defense mechanisms and their role in enhancing the protection of exposed structures in the wildland-urban interface. *The items provided in this appendix provide owners with suggestions for increasing the survivability of their structure. These items are not mandatory but can be considered by owners to increase the safety of structures.*

SECTION G101—GENERAL

G101.1 Identification of the problem. *The California Wildland-Urban Interface Code establishes a set of minimum standards to reduce the loss of property from wildfire. The purpose of these standards is to prevent wildfire spreading from vegetation to a building. Many homes were built in the wildland-urban interface areas prior to the implementation of provisions found in this code. As a result, many homes are lacking in their ability to survive an approaching wildfire. Many of the features discussed in this appendix are designed as low-cost features to retrofit existing homes. Additionally, recommendations are provided beyond the minimum code requirements for those homeowners who desire to increase the survivability of their home. This appendix chapter provides a discussion of some possible self-defense features to enhance survivability and harden the structure against an approaching wildfire.*

G101.2 Structural survivability. *The home-hardening features listed in Section G101.2.1 were developed as a best practices guide to assist homeowners in increasing the ignition resistance of their homes from wildfires. Some of these items are based on upgrading to more stringent building materials when that building component is due for replacement as part of its normal maintenance or lifespan, such as the roof covering.*

G101.2.1 Home-hardening features. *If homes are not already provided with the suggested protection, the following items should be considered in hardening a home against wildfire.*

1. *When it is time to replace your roof, replace it with roof assembly classified as Class A when tested in accordance with ASTM E108 or UL 790.*
2. *Block any spaces at the eaves between your roof covering and sheathing with noncombustible materials (bird stops).*
3. *Install a noncombustible rain gutter and downspouts. Install rain gutter covers to prevent the accumulation of leaves and debris in the gutters.*
4. *Cover your chimney and stovepipe outlets with a noncombustible, corrosion-resistant metal mesh screen (spark arrestor), with $^{3}/_{8}$-inch (9.5 mm) to $^{1}/_{2}$-inch (12.7 mm) openings.*
5. *Install ember- and flame-resistant vents. Choose products that have been approved and labeled as OSFM Wildland-Urban Interface (WUI) Products. A temporary solution is to cover the vent openings with a noncombustible and corrosion-resistant mesh with $^{1}/_{16}$-inch (1.6 mm) to $^{1}/_{8}$-inch (3.2 mm) openings.*
6. *Caulk and plug gaps greater than $^{1}/_{8}$ inch (3.2 mm) around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces.*
7. *Inspect exterior siding for dry rot, gaps, cracks and warping. Caulk or plug gaps greater than $^{1}/_{8}$ inch (3.2 mm) in siding and replace any damaged boards, including those with dry rot.*
8. *Install weather stripping to fill gaps greater than $^{1}/_{8}$ inch (3.2 mm) between garage doors and door frames to prevent ember intrusion. The weather stripping must be compliant with UL Standard 10C.*
9. *When it's time to replace your windows, replace them with multipaned windows that have at least one pane of tempered glass. Choose products that have been approved and labeled as OSFM Wildland-Urban Interface (WUI) Products.*
10. *When it's time to replace your siding or deck, use noncombustible, ignition-resistant, or other OSFM-approved Wildland-Urban Interface (WUI) Products.*
11. *Cover openings to operable skylights with noncombustible metal mesh screen with openings in the screen not to exceed $^{1}/_{8}$ inch (3.2 mm).*
12. *Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deck-to-wall intersection to protect the combustible siding material.*
13. *Enclose openings beneath decks or cantilevered construction with one of the materials required in Section 504.5. Openings beneath decks which are four feet (1219 mm) or less above grade can be covered with a noncombustible and corrosion-resistant mesh with $^{1}/_{16}$-inch (1.6 mm) to $^{1}/_{8}$-inch (3.2 mm) openings.*
14. *Remove or replace combustible fences within 5 feet (1524 mm) of the structure. Detached fences that are located within 5 feet (1524 mm) of the structure should be replaced with noncombustible or ignition-resistant building materials.*

G101.3 Defensible space features. *The maintenance and defensible space features listed in Section G101.3.1 were developed as a best practices guide to assist homeowners to increase the effectiveness of their defensible space and improve the effects of the home-hardening features to increase the survivability of their homes from wildfires.*

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G101.3.1 Maintenance and defensible space. *The following maintenance and operational procedures assist to limit the impact on a home from an approaching wildfire.*

1. *Roofs—regularly clean your roof, including roof-to-wall intersections and skylights to remove accumulated fallen leaves, needles and other flammable materials; repair damaged or deteriorated sections of the roof or roof covering; remove all trees, branches, shrubs or other plants adjacent to or overhanging buildings.*
2. *Rain gutters—keep roof gutters free of combustible debris.*
3. *Decks—regularly clean your deck, including deck-to-wall intersections to avoid the accumulation of fallen leaves, needles and other flammable materials; ensure that all combustible materials are removed from underneath, on top of or within five feet (1524 mm) of a deck or balcony.*
4. *Chimneys—ensure spark arrestor is in place; remove all branches within 10 feet of any chimney or stovepipe outlet.*
5. *Windows—remove or relocate all combustibles away from windows. Older windows that are single-pane or double-pane without tempering can be vulnerable to direct flame contact or radiant heat exposure; remove vegetation or other combustible materials that are within five feet of windows.*
6. *Doors—inspect the door for dry rot, gaps, cracks and warping and caulk or plug gaps greater than $^1/_8$ inch. Install weather stripping to fill gaps greater than $^1/_8$ inch (3.2 mm) between garage doors and door frames to prevent ember intrusion; remove vegetation or other combustible materials that are within five feet (1524 mm) of doors.*
7. *Exterior walls—inspect exterior siding for dry rot, gaps, cracks and warping and caulk or plug gaps greater than $^1/_8$ inch in siding and replace any damaged boards, including those with dry rot.*
8. *Firewood—exposed firewood is stored at least 30 feet (9144 mm) away from structures or completely covered in a fire-resistant material that will not allow embers to penetrate. Additionally, make sure you have 10 feet (3048 mm) of clearance around your wood piles.*
9. *Fences—remove or relocate all vegetation, combustibles and combustible debris adjacent to and underneath fences.*
10. *Replace wood mulch products within five feet (1524 mm) of all structures with noncombustible products such as dirt, stone, or gravel.*
11. *Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles within 30 feet (9144 mm) of all structures or to the property line.*
12. *Be sure to store combustible outdoor furnishings away from your home when not in use.*
13. *Remember to properly store retractable awnings and umbrellas when not in use so they do not collect leaves and embers.*

CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX H – REFERENCED CALIFORNIA DOCUMENTS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

(Not adopted by the State Fire Marshal)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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APPENDIX

H

REFERENCED CALIFORNIA DOCUMENTS

This appendix is for informational purposes and is not intended for adoption.

User notes:

About this appendix: *Appendix H contains portions of California statutes and regulations located in other documents. Much of the text in the CWUIC is based on the requirements found in these other documents.*

The text is reprinted below to aid the user in understanding the requirements applicable to wildland-urban interface areas and to provide a background for the provisions.

SECTION H101—CALIFORNIA CIVIL CODE

Sections 1102.6f and 1102.19.

1102.6f.

(a) On or after January 1, 2021, in addition to any other disclosure required pursuant to this article, the seller of any real property subject to this article that is located in a high or very high fire hazard severity zone, as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, shall provide a disclosure notice to the buyer, if the home was constructed before January 1, 2010, that includes the following information:

(1) A statement as follows: "This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website http://www.readyforwildfire.org."

(2) On or after July 1, 2025, a list of low-cost retrofits developed and listed pursuant to Section 51189 of the Government Code. The notice shall disclose which listed retrofits, if any, have been completed during the time that the seller has owned the property.

(3) A list of the following features that may make the home vulnerable to wildfire and flying embers. The notice shall disclose which of the listed features, if any, that exist on the home of which the seller is aware:

(A) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.

(B) Roof coverings made of untreated wood shingles or shakes.

(C) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.

(D) Single pane or nontempered glass windows.

(E) Loose or missing bird stopping or roof flashing.

(F) Rain gutters without metal or noncombustible gutter covers.

(b) If, pursuant to Section 51182 of the Government Code, a seller has obtained a final inspection report described in that section, the seller shall provide to the buyer a copy of that report or information on where a copy of the report may be obtained.

(c) This section shall not be construed as a requirement, instruction, or consideration for present or future building code formulation, including, but not limited to, the Wildland-Urban Interface building standards (Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations).

1102.19.

(a) On and after July 1, 2021, a seller of a real property subject to this article that is located in a high or very high fire hazard severity zone, as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, shall provide to the buyer documentation stating that the property is in compliance with Section 4291 of the Public Resources Code or local vegetation management ordinances, as follows:

(1) In a local jurisdiction that has enacted an ordinance requiring an owner of real property to obtain documentation that the property is in compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, the seller shall provide the buyer with a copy of the documentation that complies with the requirements of that local ordinance and information on the local agency from which a copy of that documentation may be obtained.

(2) In a local jurisdiction that has not enacted an ordinance for an owner of real property to obtain documentation that a property is in compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, and if a state or local agency, or other government entity, or other qualified nonprofit entity, provides an inspection with documentation for the jurisdiction in which the property is located, the seller shall provide the buyer with the documentation obtained in the six-month period preceding the date the seller enters into a transaction to sell that real property and provide information on the local agency from which a copy of that documentation may be obtained.

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(b) On and after July 1, 2021, if the seller of a real property described in subdivision (a) has not obtained documentation of compliance in accordance with paragraph (1) or (2) of subdivision (a), the seller and the buyer shall enter into a written agreement pursuant to which the buyer agrees to obtain documentation of compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance as follows:

(1) In a local jurisdiction that has enacted an ordinance requiring an owner or buyer to obtain documentation of compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, the buyer shall comply with that ordinance.

(2) In a local jurisdiction that has not enacted an ordinance requiring an owner or buyer to obtain documentation of compliance, and if a state or local agency, or other government entity, or other qualified nonprofit entity, provides an inspection with documentation for the jurisdiction in which the property is located, the buyer shall obtain documentation of compliance within one year of the date of the close of escrow.

(c) Nothing in this section, including the existence of an agreement between a buyer and seller pursuant to subdivision (b), shall limit the ability of a state or local agency to enforce defensible space requirements pursuant to Section 51182 of the Government Code, Section 4291 of the Public Resources Code, or other applicable statutes, regulations, and local ordinances.

SECTION H102—CALIFORNIA GOVERNMENT CODE

Sections 51175, 51176, 51178 – 51179, and 51181.

51175. *The Legislature hereby finds and declares as follows:*

(a) Wildfires are extremely costly, not only to property owners and residents, but also to local agencies. Wildfires pose a serious threat to the preservation of the public peace, health, or safety. The wildfire front is not the only source of risk since embers, or firebrands, travel far beyond the area impacted by the front and pose a risk of ignition to a structure or fuel on a site for a longer time. Since fires ignore civil boundaries, it is necessary that cities, counties, special districts, state agencies, and federal agencies work together to bring raging fires under control. Preventive measures are therefore needed to ensure the preservation of the public peace, health, or safety.

(b) The prevention of wildland fires is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead, a matter of statewide concern. It is the intent of the Legislature that this chapter apply to all local agencies, including, but not limited to, charter cities, charter counties, and charter cities and counties. This subdivision shall not limit the authority of a local agency to impose more restrictive fire and public safety requirements, as otherwise authorized by law.

(c) It is not the intent of the Legislature in enacting this chapter to limit or restrict the authority of a local agency to impose more restrictive fire and public safety requirements, as otherwise authorized by law.

51176. *The purpose of this chapter is to classify lands in the state in accordance with whether a very high fire hazard is present so that public officials are able to identify measures that will retard the rate of spread, and reduce the potential intensity, of uncontrolled fires that threaten to destroy resources, life, or property, and to require that those measures be taken.*

51178. *The State Fire Marshal shall identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.*

51178.5. *Within 30 days after receiving a transmittal from the State Fire Marshal that identifies fire hazard severity zones pursuant to Section 51178, a local agency shall make the information available for public review and comment. The information shall be presented in a format that is understandable and accessible to the general public, including, but not limited to, maps.*

51179.

(a) A local agency shall designate, by ordinance, moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal pursuant to Section 51178.

(b) (1) A local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as very high fire hazard severity zones by the State Fire Marshal, as very high fire hazard severity zones following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the area.

(2) A local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as moderate and high fire hazard severity zones by the State Fire Marshal, as moderate and high fire hazard severity zones, respectively.

(3) A local agency shall not decrease the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency, and, in exercising its discretion pursuant to paragraph (2), may only increase the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency.

(c) The local agency shall transmit a copy of an ordinance adopted pursuant to subdivision (a) to the State Board of Forestry and Fire Protection within 30 days of adoption.

(d) Changes made by a local agency to the recommendations made by the State Fire Marshal shall be final and shall not be rebuttable by the State Fire Marshal.

(e) The State Fire Marshal shall prepare and adopt a model ordinance that provides for the establishment of very high fire hazard severity zones.

(f) Any ordinance adopted by a local agency pursuant to this section that substantially conforms to the model ordinance of the State Fire Marshal shall be presumed to be in compliance with the requirements of this section.

(g) A local agency shall post a notice at the office of the county recorder, county assessor, and county planning agency identifying the location of the map provided by the State Fire Marshal pursuant to Section 51178. If the agency amends the map, pursuant to subdivision (b) or (c) of this section, the notice shall instead identify the location of the amended map.

51181. *The State Fire Marshal shall periodically review the areas in the state identified as very high fire hazard severity zones pursuant to this chapter, and as necessary, shall make recommendations relative to very high fire hazard severity zones. This review shall coincide with the review of state responsibility area lands every five years and, when possible, fall within the time frames for each county's general plan update. Any revision of areas included in a very high fire hazard severity zone shall be made in accordance with Sections 51178 and 51179.*

51182. *The State Fire Marshal shall periodically review the areas in the state identified as very high fire hazard severity zones pursuant to this chapter, and as necessary, shall make recommendations relative to very high fire hazard severity zones. This review shall coincide with the review of state responsibility area lands every five years and, when possible, fall within the time frames for each county's general plan update. Any revision of areas included in a very high fire hazard severity zone shall be made in accordance with Sections 51178 and 51179.*

(a) A person who owns, leases, controls, operates, or maintains an occupied dwelling or occupied structure in, upon, or adjoining a mountainous area, forest-covered land, shrub-covered land, grass-covered land, or land that is covered with flammable material, which area or land is within a very high fire hazard severity zone designated by the local agency pursuant to Section 51179, shall at all times do all of the following:

(1) (A) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in subparagraph (B). The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being used between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure, based on regulations promulgated by the State Board of Forestry and Fire Protection, in consultation with the Office of the State Fire Marshal, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. Consistent with fuels management objectives, steps should be taken to minimize erosion, soil disturbance, and the spread of flammable nonnative grasses and weeds.

(B) A greater distance than that required under subparagraph (A) may be required by state law, local ordinance, rule, or regulation. Fuel modification beyond the property line may only be required by state law, local ordinance, rule, or regulation in order to maintain 100 feet of defensible space from a structure. Fuel modification on adjacent property shall only be conducted following written consent by the adjacent landowner. Any local ordinance related to fuel modification shall be in compliance with all applicable state laws, regulations, and policies. Any local ordinance may include provisions to allocate costs for any fuel modification beyond the property line.

(C) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under subparagraph (A) if a fire expert, designated by the fire chief or fire official from the authority having jurisdiction, provides findings that the fuel modification is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(2) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(3) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(4) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(5) Before constructing a new dwelling or structure that will be occupied or rebuilding an occupied dwelling or occupied structure damaged by a fire in that zone, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c)(1) The State Board of Forestry and Fire Protection, in consultation with the Office of the State Fire Marshal, shall develop, periodically update, and post on its internet website a guidance document on fuels management pursuant to this chapter. The guidance document shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize the spread of flammable nonnative grasses and weeds, minimize water consumption, and permit trees and shrubs near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(2) On or before January 1, 2023, the State Board of Forestry and Fire Protection, in consultation with the Office of the State Fire Marshal, shall update the guidance document to include suggestions for creating an ember-resistant zone within five feet of a structure based on regulations promulgated by the State Board of Forestry and Fire Protection, in consultation with the Office of the State Fire Marshal, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers.

(d) For purposes of this section, a structure for the purpose of an ember-resistant zone shall include any attached deck. This section does not limit the authority of the State Board of Forestry and Fire Protection or the Office of the State Fire Marshal to require the removal of fuel or vegetation on top of or underneath a deck pursuant to this section.

SECTION H103—CALIFORNIA PUBLIC RESOURCES CODE

Sections 4201–4204; 4290–4291.

4201. *The purpose of this article is to provide for the classification of lands within state responsibility areas in accordance with the severity of fire hazard present for the purpose of identifying measures to be taken to retard the rate of spreading and to reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property.*

4202. *The State Fire Marshal shall classify lands within state responsibility areas into fire hazard severity zones. Each zone shall embrace relatively homogeneous lands and shall be based on fuel loading, slope, fire weather, and other relevant factors present, including areas where winds have been identified by the department as a major cause of wildfire spread.*

4203.

(a) The State Fire Marshal shall, by regulation, designate fire hazard severity zones and assign to each zone a rating reflecting the degree of severity of fire hazard that is expected to prevail in the zone.

(b) No designation of a zone and assignment of a rating shall be adopted by the State Fire Marshal until the proposed regulation has been transmitted to the board of supervisors of the county in which the zone is located at least 45 days before the adoption of the proposed regulation and a public hearing has been held in that county during that 45-day period.

4204. *The State Fire Marshal shall periodically review zones designated and rated pursuant to this article and, as necessary, shall revise zones or their ratings or repeal the designation of zones. Any revision of a zone or its rating or any repeal of a zone shall conform to the requirements of Section 4203. In addition, the revision or repeal of a zone may be petitioned pursuant to Sections 11340.6 and 11340.7 of the Government Code.*

4290.

(a) The board shall adopt regulations implementing minimum fire safety standards related to defensible space that are applicable to state responsibility area lands under the authority of the department, and to lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code. These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within state responsibility areas approved after January 1, 1991, and within lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021. The board may not adopt building standards, as defined in Section 18909 of the Health and Safety Code, under the authority of this section. As an integral part of fire safety standards, the State Fire Marshal has the authority to adopt regulations for roof coverings and openings into the attic areas of buildings specified in Section 13108.5 of the Health and Safety Code. The regulations apply to the placement of mobile homes as defined by National Fire Protection Association standards. These regulations do not apply where an application for a building permit was filed prior to January 1, 1991, or to parcel or tentative maps or other developments approved prior to January 1, 1991, if the final map for the tentative map is approved within the time prescribed by the local ordinance. The regulations shall include all of the following:

(1) Road standards for fire equipment access.

(2) Standards for signs identifying streets, roads, and buildings.

(3) Minimum private water supply reserves for emergency fire use.

(4) Fuel breaks and greenbelts.

(b) The board shall, on and after July 1, 2021, periodically update regulations for fuel breaks and greenbelts near communities to provide greater fire safety for the perimeters to all residential, commercial, and industrial building construction within state responsibility areas and lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code, after July 1, 2021. These regulations shall include measures to preserve undeveloped

ridgelines to reduce fire risk and improve fire protection. The board shall, by regulation, define "ridgeline" for purposes of this subdivision.

(c) These regulations do not supersede local regulations which equal or exceed minimum regulations adopted by the state.

(d) The board may enter into contracts with technical experts to meet the requirements of this section.

4290.1.

(a) On or before July 1, 2022, the board shall develop criteria for and maintain a "Fire Risk Reduction Community" list of local agencies located in a state responsibility area or a very high fire hazard severity zone, identified pursuant to Section 51178 of the Government Code, that meet best practices for local fire planning.

(b) The board shall consider all of the following when developing the criteria for the list required under subdivision (a):

(1) Compliance with the board's regulations, including minimum fire safety standards.

(2) Participation in the National Fire Protection Association's "Firewise USA" or the National Wildfire Coordinating Group's "Fire Adapted Communities" programs.

(3) Adoption of the board's recommendations to improve the safety element pursuant to subdivision (b) of Section 65302.5 of the Government Code.

(4) Recently developed or updated community wildfire protection plans.

(c) The board shall post the "Fire Risk Reduction Community" list on its internet website.

4290.5.

(a) On or before July 1, 2021, and every five years thereafter, the board, in consultation with the State Fire Marshal, shall survey local governments, including counties, cities, and fire districts, to identify existing subdivisions located in a state responsibility area or a very high fire hazard severity zone, identified pursuant to Section 51178 of the Government Code, without a secondary egress route that are at significant fire risk.

(b) (1) The board, in consultation with the State Fire Marshal and the local government that identified the subdivision, shall develop recommendations to improve the subdivision's fire safety. The recommendations may include, but are not limited to, the following:

(A) Creating secondary access to the subdivision.

(B) Improvements to the existing access road.

(C) Other additional fire safety measures.

(2) The board shall provide the final recommendations developed pursuant to this subdivision to the local government that identified the subdivision and to the residents of the subdivision.

(c) The board may enter into contracts with an independent group to conduct the survey required in subdivision (a).

(d) For purposes of this section, "subdivision" means an existing residential development of more than 30 dwelling units.

(e) The board shall maintain a list of the subdivisions identified in subdivision (a) and the status of the implementation of the recommendations provided pursuant to subdivision (b).

4291.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) (A) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. Consistent with fuels management objectives, steps should be taken to minimize erosion, soil disturbance, and the spread of flammable nonnative grasses and weeds. For purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products, cultivated landscape plants, grasses, and weeds, and wildland vegetation.

(B) A greater distance than that required under subparagraph (A) may be required by state law, local ordinance, rule, or regulation. Fuel modification beyond the property line may only be required by state law, local ordinance, rule, or regulation in order to maintain 100 feet of defensible space from a structure. Fuel modification on adjacent property shall only be conducted following written consent by the adjacent landowner. Any local ordinance related to fuel modification shall be in compliance with all applicable state laws, regulations, and policies. Any local ordinance may include provisions to allocate costs for any fuel modification beyond the property line.

(C) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under subparagraph (A) if a fire expert, designated by the director, provides findings that the fuel modification is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(2) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(3) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(4) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(5) Before constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the State Fire Marshal may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials, or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the State Fire Marshal, in a form as the State Fire Marshal shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The State Fire Marshal may authorize the removal of vegetation that is not consistent with the standards of this section. The State Fire Marshal may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) (1) The board, in consultation with the State Fire Marshal, shall develop, periodically update, and post on its internet website a guidance document on fuels management pursuant to this chapter. The guidance document shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion, such as woodpiles, propane tanks, decks, outdoor furniture, barbecue equipment, and outdoor fire pits.

(2) On or before January 1, 2023, the board, in consultation with the State Fire Marshal, shall update the guidance document to include suggestions for creating an ember-resistant zone within five feet of a structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers.

(f) The State Fire Marshal shall do both of the following:

(1) Recommend to the board the types of vegetation or fuel that are to be excluded from an ember-resistant zone based on the probability that vegetation and fuel will lead to ignition by ember of a structure as a part of the update to the guidance document pursuant to paragraph (2) of subdivision (e).

(2) Make reasonable efforts to provide notice to affected residents describing the requirements added by the amendments to paragraph (1) of subdivision (a) made in Assembly Bill 3074 of the 2019–20 Regular Session before the imposition of penalties for violating those requirements.

(g) (1) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall not take effect for new structures until the board updates the regulations, pursuant to paragraph (1) of subdivision (a), and the guidance document, pursuant to paragraph (2) of subdivision (e).

(2) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall take effect for existing structures one year after the effective date for the new structures.

(h) The department shall not change defensible space inspection practices and forms or enforcement to implement the requirement for an ember-resistant zone until the State Fire Marshal makes a written finding, which the State Fire Marshal shall post on the department's internet website, that the Legislature has appropriated sufficient resources to do so.

(i) For purposes of this section, a structure for the purpose of an ember-resistant zone shall include any attached deck. This section does not limit the authority of the board or the department to require the removal of fuel or vegetation on top of or underneath a deck pursuant to this section.

(j) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

4291.1.

(a) Notwithstanding Section 4021, a violation of Section 4291 is an infraction punishable by a fine of not less than one hundred dollars ($100), nor more than five hundred dollars ($500). If a person is convicted of a second violation of Section 4291 within five years, that person shall be punished by a fine of not less than two hundred fifty dollars ($250), nor more than five hundred dollars ($500). If a person is convicted of a third violation of Section 4291 within five years, that person is guilty of a misdemeanor and shall be punished by a fine of not less than five hundred dollars ($500). If a person is convicted of a third violation of Section 4291 within five years, the department may perform or contract for the performance of work necessary to comply with Section 4291 and may bill the person convicted for the costs incurred, in which case the person convicted, upon payment of those costs, shall not be required to pay the fine. If a person convicted of a violation of Section 4291 is granted probation, the court shall impose as a term or condition of probation, in addition to any other term or condition of probation, that the person pay at least the minimum fine prescribed in this section.

(b) If a person convicted of a violation of Section 4291 produces in court verification prior to imposition of a fine by the court, that the condition resulting in the citation no longer exists, the court may reduce the fine imposed for the violation of Section 4291 to fifty dollars ($50).

4291.3.

(a) Subject to any other applicable law, a state or local fire official, at their discretion, may authorize an owner of property, or the owner's agent, to construct a firebreak, or implement appropriate vegetation management techniques, to ensure that defensible space is adequate for the protection of a hospital, adult residential care facility, school, aboveground storage tank, hazardous materials facility, or similar facility on the property. The firebreak may be for a radius of up to 300 feet from the facility, or to the property line, whichever distance is shorter.

(b) The director may authorize an owner of a property not listed in subdivision (a) to construct a firebreak, or implement appropriate vegetation management techniques, within a radius of up to 300 feet from a structure, or to the property line, whichever distance is shorter, if it is determined by the director as necessary to protect life, property, and natural resources from unreasonable risks associated with wildland fires.

4291.5.

(a) For purposes of this section, the following definitions apply:

(1) "Home hardening" means the replacement or repair of structural features that are affixed to the property with features that are in compliance with Chapter 7A (commencing with Section 701A.1) of Title 24 of the California Code of Regulations.

(2) "Qualified entities" means the following entities that have completed the program developed and received a certification, pursuant to Section 4291.6:

(A) Counties, state conservancies, special districts, and other political subdivisions of the state.

(B) Members of the California Conservation Corps, the Board of Commissioners under California Volunteers described in Section 8411 of the Government Code, local conservation corps, resource conservation districts, fire safe councils, and Firewise USA organizations.

(C) University of California fire advisors.

(D) Registered Professional Foresters.

(E) Other entities or individuals deemed appropriate by the director.

(3) "Wildfire safety improvements" mean wildfire resilience and fire safety improvements, including measures for home hardening, the creation of defensible space, and other appropriate fuel reduction activities, to residential, commercial, industrial, agricultural, or other real property identified by the State Fire Marshal, in consultation with the director.

(b) The director shall establish a statewide program to allow qualified entities to support and augment the department in its defensible space and home hardening assessment and education efforts. Qualified entities participating in the program shall be authorized by the director to conduct defensible space assessments to assess compliance with Section 4291 within the state responsibility area, educate property owners about wildfire safety improvements that may be undertaken to harden a structure and make it more resistant to fire, and assess whether wildfire safety improvements have been completed in or on a structure.

(c) (1) The director shall establish a common reporting platform that allows defensible space and home hardening assessment data, collected by the qualified entities, to be reported to the department and shall establish any necessary quality control measure to ensure that the assessment data is accurate and reliable.

(2) The department shall compile the data submitted pursuant to paragraph (1).

(d) The director may use the defensible space and home hardening assessment data to do any of the following:

(1) Direct inspection and enforcement resources away from landowners who meet or exceed the department's standards and regulations for maintaining defensible space.

(2) *Direct inspection and enforcement resources toward landowners who do not meet the department's standards and regulations for maintaining defensible space.*

(3) *Direct educational resources toward landowners who own or maintain structures that can be hardened to make them more resistant to fire.*

(4) *Assist in estimating defensible space compliance in the state responsibility area.*

(e) *The department may expand or amend existing programs for the implementation of this section.*

(f) *This section does not grant any right of entry onto private land or regulatory or enforcement authority to participating qualified entities.*

(g) *Any local governmental entity that is qualified to conduct defensible space assessments pursuant to this section in very high and high fire hazard severity zones, as identified by the State Fire Marshal pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of this chapter or by a local agency pursuant to Section 51179 of the Government Code and reports that information to the department, shall report that information using the common reporting platform established pursuant to subdivision (c).*

(h) (1) *On December 31, 2023, and annually thereafter, the department shall report to the Legislature all defensible space data collected pursuant paragraph (2) of subdivision (c). The report may include information on the proportion of unique parcels that were inspected, the degree of compliance with requirements set forth in Section 4291, any enforcement actions that may have been taken for noncompliant parcels, and the proportion of parcels that were found to be in compliance across jurisdictions. At minimum, the report shall include data with sufficient detail to facilitate comparisons of community compliance with the requirements of Section 4291 between local governmental entities qualified to conduct defensible space assessments pursuant to this section and local governmental entities that are not.*

(2) *A report submitted pursuant to this subdivision shall be submitted in compliance with Section 9795 of the Government Code.*

(i) *This section shall remain in effect only until January 1, 2026, and as of that date is repealed.*

SECTION H104—CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5

H104.1 Subchapter 2 State Minimum Fire Safe Regulations.

1270.01 Definitions.

(aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

(1) *access for emergency wildland fire equipment,*

(2) *safe civilian evacuation,*

(3) *signing that avoids delays in emergency equipment response,*

(4) *available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and*

(5) *fuel modification sufficient for civilian and fire fighter safety.*

1270.02 Purpose.

(a) *Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).*

(b) *The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.*

(c) *These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.*

1270.03 Scope.

(a) *Subchapter 2 shall apply to:*

(1) *the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).*

(2) *the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;*

(3) *all tentative and parcel maps or other Developments approved after January 1, 1991; and*

(4) *applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.*

(b) *Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.*

(c) *Affected activities include, but are not limited to:*

(1) *permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);*

(2) *application for a Building permit for new construction not relating to an existing Structure;*

(3) *application for a use permit;*

(4) *Road construction including construction of a Road that does not currently exist, or extension of an existing Road.*

(d) *The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.*

1270.04 Provisions for application of these regulations. *This Subchapter shall be applied as follows:*

(a) *the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.*

(b) *the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.*

(c) *the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.*

1270.05 Local regulations.

(a) *Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.*

(b) *A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.*

(c) *A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.*

(d) *Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.*

1270.06 Inspections. *Inspections shall conform to the following requirements:*

(a) *Inspections in the SRA shall be made by:*

(1) *the Director, or*

(2) *Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or*

(3) *Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).*

(b) *The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:*

(1) *The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.*

(2) *The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.*

(3) *The Local Jurisdiction consents to the delegation of inspection authority.*

(4) *The Director may revoke the delegation at any time.*

(5) *The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.*

(c) *Inspections in the VHFHSZ shall be made by the Local Jurisdiction.*

(d) *Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.*

(e) *Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.*

(f) *When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.*

1270.07 Exceptions to Standards.

(a) *Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.*

(b) *Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.*

At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.

(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.

(e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

1270.08 Distance measurements. *All specified or referenced distances are measured along the ground, unless otherwise stated.*

Article 2 Ingress and Egress.

1273.00 Intent. *Roads, and driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.*

1273.01 Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

1273.02 Road surfaces.

(a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.

(b) Road and driveway structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the local jurisdiction.

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

1273.03 Grades.

(a) At no point shall the grade for all roads and driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the local jurisdiction and with mitigations to provide for same practical effect.

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

1273.04 Radius.

(a) No road or road structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

1273.05 Turnarounds.

(a) Turnarounds are required on driveways and dead-end roads.

(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(d) *A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.*

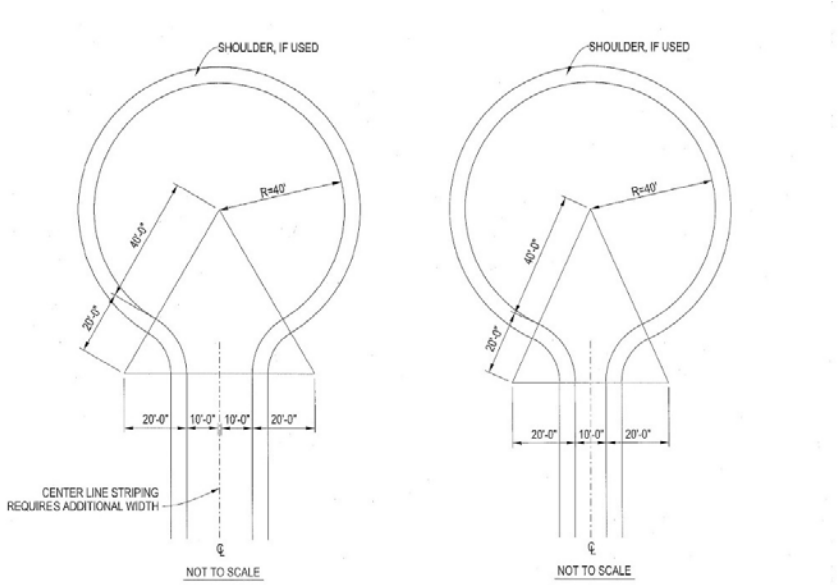
(e) *Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.*

(f) *Figure A. Turnarounds on roads with two ten-foot traffic lanes.*

(g) *Figure B. Turnarounds on driveways with one ten-foot traffic lane.*

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

FIGURE FOR CCR 1273.05—TURNAROUND EXAMPLES



1273.06 Turnouts. *Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.*

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

1273.08 Dead-end roads.

(a) *The maximum length of a dead-end road, including all Dead-end Roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:*

Parcels zoned for less than one acre – 800 feet

Parcels zoned for 1 acre to 4.99 acres – 1,320 feet

Parcels zoned for 5 acres to 19.99 acres – 2,640 feet

Parcels zoned for 20 acres or larger – 5,280 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) *See Section 1273.05 for dead-end road turnaround requirements.*

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

1273.09 Gate Entrances.

(a) *Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").*

(b) *All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.*

(c) *Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.*

(d) *Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.*

Note: *Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

1273.10 Road and driveway structures.

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single traffic lane conditions, shall reflect the capability of each bridge.

(b) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed, and maintained.

(d) A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

***Note:** Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.*

Article 3 Signing and Building Numbering

***1274.00. Intent.** To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.*

1274.01 Road signs.

(a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.

(b) The size of letters, numbers, and symbols for Road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

1274.02 Road sign installation, location, and visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.

(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:

(1) at the intersection preceding the traffic access limitation, and

(2) no more than one hundred (100) feet before such traffic access limitation.

(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

1274.03 Addresses for buildings.

(a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.

(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

(c) Addresses for residential Buildings shall be reflectorized.

1274.04 Address installation, location, and visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.

(b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

(c) Address signs along one-way Roads shall be visible from both directions.

(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

(e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.

(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

***1275.00 Intent.** Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.*

***1275.01 Application.** The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.*

1275.02 Water supply.

(a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.

(b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.

(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.

(d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.

(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

1275.03 Hydrants and fire valves.

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

(b) The hydrant head shall be a two and half ($2^1/_2$) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half ($4^1/_2$) inch for draft systems.

(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

1275.04 Signing of water sources.

(a) Each hydrant, fire valve, or access to water shall be identified as follows:

(1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or

(2) if located along a road,

(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or

(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Article 5 Building Siting, Setbacks, and Fuel Modification

1276.00 Intent. *To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.*

1276.01 Building and parcel siting and setbacks.

(a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).

(b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints , and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

(1) non-combustible block walls or fences; or

(2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or

(3) hardscape landscaping; or

(4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or

(5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

1276.02 Ridgelines.

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

(1) Topography;

(2) Vegetation;

(3) Proximity to any existing or proposed residential, commercial, or industrial land uses;

(4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;

(5) Ability to support effective fire suppression; and

(6) Other factors, if any, deemed relevant by the Local Jurisdiction.

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

(1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.

(2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.

(3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

1276.03 Fuel breaks.

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

(1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or

(2) an application for a change of zoning increasing zoning intensity or density; or

(3) an application for a change in use permit increasing use intensity or density.

(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

(d) Fuel Breaks may be required at locations such as, but not limited to:

(1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;

(2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;

(3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

(4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.

(e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.

(f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.

(g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

1276.04 Greenbelts, greenways, open spaces and parks.

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks).

1276.05 Disposal of flammable vegetation and fuels.

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

H104.2 Subchapter 3 Fire Hazard.

Article 3. Fire Hazard Reduction Around Buildings and Structures

1299.01 Purpose. The intent of this regulation is to provide guidance for implementation of Public Resources Code Section 4291 to improve safety for fire fighters defending a home as well as increase the survivability of a "Building or Structure" as defined, that exists in grass, brush, and forest covered lands within the designated State Responsibility Area (SRA) of California.

1299.02 Definitions. The following definitions apply to this article:

(a) Defensible space. The buffer that landowners are required to create on their property between a "Building or Structure" and the plants, brush and trees or other items surrounding the "Building or Structure" that could ignite in the event of a fire.

(b) *Building or Structure. Anything constructed that is designed or intended for support, enclosure, shelter, or protection of persons, animals, or property, having a permanent roof that is supported by walls or posts that connect to, or rest on the ground.*

(c) *Outbuilding. Buildings or structures that are less than one hundred-twenty (120) square feet in size and not used for human habitation. For purposes of this Section, an "Outbuilding" is not a "Building or Structure" as defined in subsection (b) above.*

1299.03 Requirements. *Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained in two distinct "Zones" as follows: "Zone 1" extends thirty feet (30 ft.) out from each "Building or Structure," or to the property line, whichever comes first; "Zone 2" extends from thirty feet (30 ft.) to one hundred feet (100 ft.) from each "Building or Structure," but not beyond the property line. The vegetation treatment requirements for Zone 1 are more restrictive than for Zone 2, as provided in (a) and (b) below. The Department of Forestry and Fire Protection's "Property Inspection Guide, 2000 version, April 2000," provides additional guidance on vegetation treatment within Zone 1 and Zone 2, but is not mandatory and is not intended as a substitute for these regulations.*

(a) *Zone 1 Requirements:*

(1) *Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles from the Zone whether such vegetation occurs in yard areas around the "Building or Structure," on the roof or rain gutters of the "Building or Structure," or any other location within the Zone.*

(2) *Remove dead tree or shrub branches that overhang roofs, below or adjacent to windows, or which are adjacent to wall surfaces, and keep all branches a minimum of ten feet (10 ft.) away from chimney and stovepipe outlets.*

(3) *Relocate exposed firewood piles outside of Zone 1 unless they are completely covered in a fire resistant material.*

(4) *Remove flammable vegetation and items that could catch fire which are adjacent to or under combustible decks, balconies and stairs.*

(b) *Zone 2 Requirements:*

(1) *In this zone create horizontal and vertical spacing among shrubs and trees using the "Fuel Separation" method, the "Continuous Tree Canopy" method or a combination of both to achieve defensible space clearance requirements. Further guidance regarding these methods is contained in the State Board of Forestry and Fire Protection's, "General Guidelines for Creating Defensible Space, February 8, 2006," incorporated herein by reference, and the "Property Inspection Guide" referenced elsewhere in this regulation.*

(2) *In both the Fuel Separation and Continuous Tree Canopy methods the following standards apply:*

(A) *Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of three inches (3 in.).*

(B) *Cut annual grasses and forbs down to a maximum height of four inches (4 in.).*

(C) *All exposed wood piles must have a minimum of ten feet (10 ft.) of clearance, down to bare mineral soil, in all directions.*

(c) *For both Zones 1 and 2:*

(1) *"Outbuildings" and Liquid Propane Gas (LPG) storage tanks shall have the following minimum clearance: ten feet (10 ft.) of clearance to bare mineral soil and no flammable vegetation for an additional ten feet (10 ft.) around their exterior.*

(2) *Protect water quality. Do not clear vegetation to bare mineral soil and avoid the use of heavy equipment in and around streams and seasonal drainages. Vegetation removal can cause soil erosion, especially on steep slopes. Keep soil disturbance to a minimum on steep slopes.*

1299.04 Additional clearance.

(a) *An insurance company that insures an occupied "Building or Structure" may require additional clearance beyond that required under § 1299.03 only if a fire expert designated by the Director provides findings that the clearing is necessary.*

(b) *Within the intent of the regulations, a fire expert designated by the Director may require more than one hundred feet (100 ft.) of defensible space. A fire expert cannot require additional defensible space clearance beyond the property line.*

(c) *Further guidance to property owners on implementation of this regulation is contained in the "General Guidelines for Creating Defensible Space" and the "Property Inspection Guide," both of which are referenced elsewhere in this regulation.*

1299.05 Alternative methods. *The provisions of these regulations are not intended to exclude alternative methods not specifically prescribed by these regulations. A fire expert designated by the Director may approve alternative practices which provide for the same practical effects as those stated in these regulations.*

SECTION H105—CALIFORNIA CODE OF REGULATIONS, TITLE 19

Section 2201.

2201 Fire Hazard Severity Zones in the SRA. *The fire hazard severity zones and the rating reflecting the degree of severity of fire hazard that is expected to prevail in those zones, shall be designated by the State Fire Marshal and delineated on a map on file in the Sacramento Office of the Department of Forestry and Fire Protection, Office of the State Fire Marshal, Fire and Resources Assessment Program, 715 P Street.*

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled "State Responsibility Area Fire Hazard Severity Zones," dated September 29, 2023.

The official map is also filed electronically on the following website: https://osfm.fire.ca.gov/fire-hazard-severity-zones

SECTION H106—HEALTH AND SAFETY CODE

Sections 13869.7, 17958, 18941.5.

13869.7.

(a) Any fire protection district organized pursuant to Part 2.7 (commencing with Section 13800) of Division 12 may adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code. For these purposes, the district board shall be deemed a legislative body and the district shall be deemed a local agency. Any changes or modifications that are more stringent than the requirements published in the California Building Standards Code relating to fire and panic safety shall be subject to subdivision (b) of Section 18941.5.

(b) Any fire protection district that proposes to adopt an ordinance pursuant to this section shall, not less than 30 days prior to noticing a proposed ordinance for public hearing, provide a copy of that ordinance, together with the adopted findings made pursuant to subdivision (a), to the city, county, or city and county where the ordinance will apply. The city, county, or city and county, may provide the district with written comments, which shall become part of the fire protection district's public hearing record.

(c) The fire protection district shall transmit the adopted ordinance to the city, county, or city and county where the ordinance will apply. The legislative body of the city, county, or city and county, may ratify, modify, or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination. Any modification or denial of an adopted ordinance shall include a written statement describing the reasons for any modifications or denial. No ordinance adopted by the district shall be effective until ratification by the city, county, or city and county where the ordinance will apply. Upon ratification of an adopted ordinance, the city, county, or city and county, shall file a copy of the findings of the district, and any findings of the city, county, or city and county, together with the adopted ordinance expressly marked and identified to which each finding refers, with the Department of Housing and Community Development.

(d) Nothing in this section shall authorize a district to mandate, nor prohibit a district from mandating, the installation of residential fire sprinkler systems within newly constructed dwelling units or in new additions to existing dwelling units, including, but not limited to, manufactured homes as defined in Section 18007.

(e) Nothing in this section shall authorize a district to mandate, nor prohibit a district from mandating, the retrofitting of existing dwelling units for the installation of residential fire sprinkler systems, including, but not limited to, manufactured homes as defined in Section 18007.

(f) Nothing in this section shall apply in any manner to litigation filed prior to January 1, 1991, regarding an ordinance or regulation which mandates the installation of residential fire sprinkler systems within newly constructed dwelling units or in new additions to existing dwelling units.

(g) This section shall not apply to fire and panic safety requirements for the public schools adopted by the State Fire Marshal pursuant to Section 13143.

(h) (1) A city, county, or city and county that ratifies an ordinance relating to fire and panic safety pursuant to this section shall delegate the enforcement of the ordinance to either of the following:

(A) The chief of the fire protection district that adopted the ordinance, or his or her authorized representative.

(B) The chief building official of the city, county, or city and county, or his or her authorized representative.

(2) Any fee charged pursuant to the enforcement authority of this subdivision shall not exceed the estimated reasonable cost of providing the service for which the fee is charged, pursuant to Section 66014 of the Government Code.

17958. *Except as provided in Sections 17958.8 and 17958.9, any city or county may make changes in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations thereafter adopted pursuant to Section 17922 to amend, add, or repeal ordinances or regulations which impose the same requirements as are contained in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations adopted pursuant to Section 17922 or make changes or modifications in those requirements upon express findings pursuant to Sections 17958.5 and 17958.7. If any city or county does not amend, add, or repeal ordinances or regulations to impose those requirements or make changes or modifications in those requirements upon express findings, the provisions published in the California Building Standards Code or the other regulations promulgated pursuant to Section 17922 shall be applicable to it and shall become effective 180 days after publication by the California Building Standards Commission. Amendments, additions, and deletions to the California Building Standards Code adopted by a city or county pursuant to Section 17958.7, together with all applicable portions of the California Building Standards Code, shall become effective 180 days after publication of the California Building Standards Code by the California Building Standards Commission.*

18941.5.

(a) (1) Amendments, additions, and deletions to the California Building Standards Code, including, but not limited to, green building standards, adopted by a city, county, or city and county pursuant to Section 18941.5 or pursuant to Section 17958.7, together with all applicable portions of the California Building Standards Code, shall become effective 180 days

after publication of the California Building Standards Code by the commission, or at a later date after publication established by the commission.

(2) The publication date established by the commission shall be no earlier than the date the California Building Standards Code is available for purchase by the public.

(b) Neither the State Building Standards Law contained in this part, nor the application of building standards contained in this section, shall limit the authority of a city, county, or city and county to establish more restrictive building standards, including, but not limited to, green building standards, reasonably necessary because of local climatic, geological, or topographical conditions. The governing body shall make the finding required by Section 17958.7 and the other requirements imposed by Section 17958.7 shall apply to that finding. Nothing in this section shall limit the authority of fire protection districts pursuant to subdivision (a) of Section 13869.7. Further, nothing in this section shall require findings required by Section 17958.7 beyond those currently required for more restrictive building standards related to housing.

SECTION H107—CROSS REFERENCE TOOL

The following matrix identifies each section in the California Wildland-Urban Interface Code and identifies the source document and section for the provisions. Some sections in this code are derived from more than one source and the language has been editorially massaged to coalesce and correlate with the other provisions in this code.

2025 CWUIC		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Chapter 1	***Division I—California Administration***									
1.1	*General*	Y								
1.1.1	*Title*	Y		1.1.1	1.1.1					
1.1.2	*Purpose*	Y		1.1.2 701A.2	1.1.2 4901.2					
1.1.3	*Scope*	Y		1.1.3	1.1.3					
1.1.4	*Appendices*	Y		1.1.4	1.1.4					
1.1.5	*Referenced codes*	Y		1.1.5	1.1.5					
1.1.6	*Nonbuilding standards, orders and regulations*	Y		1.1.6	1.1.6					
1.1.7	*Order of precedence and use*	Y		1.1.7	1.1.7					
1.1.7.1	*Differences*	Y		1.1.7.1	1.1.7.1					
1.1.7.2	*Specific provisions*	Y		1.1.7.2	1.1.7.2					
1.1.7.3	*Conflicts*	Y		1.1.7.3	1.1.7.3					
1.1.7.3.1	*CBC and CRC*	Y		1.1.7.3.1	1.1.7.3.1					
1.1.8	*City, county, or city and county amendments, additions or deletions*	Y		1.1.8	1.1.8					
1.1.8.1	*Findings and filings*	Y		1.1.8.1	1.1.8.1					
1.1.8.2	*Locally adopted energy standards – CA Energy Code, Part 6*	Y		1.1.8.2	1.1.8.2					
1.1.9	*Effective date of this code*	Y		1.1.9	1.1.9					
1.1.10	*Availability of codes*	Y		1.1.10	1.1.10					
1.1.11	*Format*	Y		1.1.11	1.1.11					
1.1.12	*Validity*	Y		1.1.12	1.1.12					
1.11	*Office of the State Fire Marshal*	Y		1.11	1.11					
1.11.1	*SFM—Office of the State Fire Marshal*	Y		1.11.1	1.11.1					
1.11.1.1	*Adopting agency identification*	Y		1.11.1.1	1.11.1.1					
1.11.2	*Duties and powers of the enforcing agency*	Y		1.11.2	1.11.2					
1.11.2.1	*Enforcement*	Y		1.11.2.1	1.11.2.1					
1.11.2.1.1	*Responsibility for enforcement*	Y		1.11.2.1.1	1.11.2.1.1		1.11 1.12			

2025 CWUIC—continued		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Chapter 1	***Division I—California Administration***									
[T-19 §1.11]	*Enforcement of Regulations*	Y					1.11			
[T-19 §1.12]	*Enforcement Agency*	Y					1.121			
1.11.2.1.2	*Reprint of Health and Safety Code*	Y		1.11.2.1.2	1.11.2.1.2					13108
1.11.2.2	*Right of entry*	Y		1.11.2.2	1.11.2.2		1.08 1.13			
[T-19 §1.08]	*Report of Arrest*	Y					1.08			
[T-19 §1.13]	*Penalty*	Y					1.13			
1.11.2.3	*More restrictive fire and panic safety building standards*	Y		1.11.2.3	1.11.2.3					
1.11.2.3.1	*Fire Protection District*	Y		1.11.2.3.1	1.11.2.3.1					
1.11.2.3.2	*Noticing a Proposed Ordinance*	Y		1.11.2.3.2	1.11.2.3.2					
1.11.2.3.3	*Ratification*	Y		1.11.2.3.3	1.11.2.3.3					
1.11.2.4	*Request for alternate means of protection*	Y		1.11.2.4	1.11.2.4					
1.11.2.5	*Appeals*	Y		1.11.2.5	1.11.2.5					
1.11.3	*Construction documents*	Y		*1.11.3*	*1.11.3*					
1.11.3.1	*Public schools*	Y		*1.11.3.1*	*1.11.3.1*					
1.11.3.2	*Movable walls and partitions*	Y		*1.11.3.2*	*1.11.3.2*					
1.11.3.3	*New construction high-rise buildings*	Y		*1.11.3.3*	*1.11.3.3*					
1.11.3.4	*Existing high-rise buildings*	Y		*1.11.3.4*	*1.11.3.4*					
1.11.3.5	*Retention of plans*	Y		*1.11.3.5*	*1.11.3.5*					
1.11.4	*Fees*	Y		1.11.4	1.11.4					
1.11.4.1	*Other fees*	Y		1.11.4.1	1.11.4.1					
1.11.4.2	*Large family day-care*	Y		1.11.4.2	1.11.4.2					
1.11.4.3	*High-rise*	Y		1.11.4.3	1.11.4.3					
1.11.4.4	*Fire clearance preinspection*	Y		1.11.4.4	1.11.4.4					
1.11.4.5	*Care facilities*	Y		1.11.4.5	1.11.4.5					
1.11.4.6	*Requests of the Office of the State Fire Marshal*	Y		1.11.4.6	1.11.4.6					
1.11.5	*Inspections*	Y		1.11.5	1.11.5					
1.11.5.1	*Existing Group I-1 or R occupancies*	Y		1.11.5.1	1.11.5.1					
1.11.6	*Certificate of Occupancy*	Y		1.11.6	1.11.6					
1.11.7	*Temporary structures and uses*	Y		1.11.7	1.11.7					
1.11.8	*Service utilities*	Y		1.11.8	1.11.8					
1.11.9	*Stop work order*	Y		1.11.9	1.11.9					
1.11.10	*Unsafe buildings, structures and equipment*	Y		1.11.10	1.11.10					
1.11.11	*Adopting agency identification*	Y		1.11.11	1.11.11		1.03 1.09.1			
[T-19 §1.03]	*Scope*	Y					1.03			
[T-19 §1.09.1]	*Order of Preference*	Y					1.09.1			

2025 CWUIC—continued		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Chapter 1	***Division I—California Administration***									
1.12	*Board of Forestry*	N								
1.12.1	*BoF—Board of Forestry*	N				1270.00 1270.01 1270.02 1270.03 1270.04 1270.05 1270.06 1270.07 1270.08				
1.12.2	*Agency Identification*	N								
Chapter 1	***Division II*—Scope and Administration**									
101	Scope and general requirements									
101.1	Title	Y								
101.2	Scope	Y		701A.1	4901.1					
101.2.1	Appendices	N								
101.3	Purpose	N		701A.2	4901.2					
101.3.1	Application	Y		701A.3						
101.3.1.1	Application date and where required	Y		701A.3.1						
101.4	Retroactivity	N								
101.5	Additions or alterations	N								
101.6	Maintenance	Y								
102	Applicability	Y								
102.1	General	Y								
102.2	Other laws	Y								
102.3	Application of references	N								
102.4	Referenced codes and standards	N								
102.4.1	Conflicts	N								
102.4.2	Provisions in referenced codes and standards	N								
102.5	Subjects not regulated by this code	N			102.8					
102.6	Matters not provided for	Y			102.9					
102.7	Partial invalidity	N								
102.8	Existing conditions	N								
103	Code compliance agency	N								
103.1	Creation of agency	N								
103.2	Appointment	N								
103.3	Deputies	N								
104	Duties and powers of the code official	N								
104.1	Powers and duties of the code official	N								
104.2	Determination of compliance	N								
104.2.1	Technical assistance	N								
104.2.1.1	Cost	N								

2025 CWUIC—continued		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Chapter 1	***Division II*—Scope and Administration**									
104.2.1.2	Preparer qualifications	N								
104.2.1.3	Content	N								
104.2.1.4	Tests	N								
104.2.2	Alternative materials, design and methods	Y		1.11.2.4 1.11.2.5						
104.2.2.1	Approval authority	N								
104.2.2.2	Application and disposition	N		1.11.2.4 1.11.2.5						
104.2.2.3	Compliance with code intent	N								
104.2.2.4	Equivalency criteria	N								
104.2.2.5	Tests	N								
104.2.2.6	Reports	N								
104.2.2.6.1	Evaluation reports	N								
104.2.2.6.2	Other reports	N								
104.2.2.7	Peer review	N								
104.2.3	Modifications	N								
104.3	Applications and permits	Y								
104.4	Right of entry	N								
104.4.1	Warrant	N								
104.5	Identification	N								
104.6	Notices and orders	Y								
104.7	Official records	N								
104.7.1	Approvals	N								
104.7.2	Inspections	N								
104.7.3	Code alternatives and modifications	N								
104.7.4	Tests	N								
104.7.5	Fees	N								
104.8	Liability	Y								
104.8.1	Legal defense	Y								
104.9	Approved materials and equipment	N								
104.9.1	Material and equipment reuse	N								
104.10	Other agencies	N								
105	Permits	Y								
105.1	General	Y								
105.2	Permits required	Y								
105.3	Work exempt from permit	Y								
105.4	Permit application	Y								
105.4.1	Preliminary inspection	N								
105.4.2	Time limitation of application	N								
105.5	Permit approval	N								
105.6	Permit issuance	N								
105.6.1	Refusal to issue a permit	N								
105.7	Validity of permit	N								
105.8	Expiration	Y		*105.5.1*						
105.9	Retention of permits	N								

2025 CWUIC—continued		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Chapter 1	***Division II*—Scope and Administration**									
105.10	Revocation of permits	Y								
106	Construction documents	Y								
106.1	General	Y		107.1						
106.2	Information on plans and specifications	Y								
106.3	Site plan	Y								
106.4	Vegetation management *compliance*	Y		701A.5						
106.5	Fire protection plan	Y								
106.6	Other data and substantiation	N								
106.7	Vicinity plan	Y								
106.8	Retention of plans	Y		1.11.3.5						
106.9	Examination of documents	N								
106.10	Amended construction documents	Y								
106.11	Previous approvals	N								
106.12	Phased approval	N								
107	Temporary structures and uses	Y								
107.1	General	Y								
107.2	Conformance	Y								
107.3	Temporary service utilities	Y								
107.4	Termination of approval	Y								
108	Fees	N								
108.1	Payment of fees	N								
108.2	Schedule of permit fees	N								
108.3	Permit valuations	N								
108.4	Work commencing before permit issuance	N								
108.5	Related fees	N								
108.6	Refunds	N								
109	Inspection and enforcement	N								
109.1	Inspection	Y								
109.1.1	General	Y								
109.1.2	Authority to inspect	Y								
109.1.2.1	Approved inspection agencies	Y								
109.1.2.2	Inspection requests	Y								
109.1.2.3	Approval required	Y								
109.1.3	Reinspections	N								
109.1.4	Testing	N								
109.1.4.1	New, altered, extended or repaired installations	N								
109.1.4.2	Apparatus, instruments, material and labor for tests	N								
109.1.4.3	Reinspection and testing	N								

2025 CWUIC—continued		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Chapter 1	***Division II*—Scope and Administration**									
109.2	Enforcement	N								
109.2.1	Authorization to issue corrective orders and notices	N								
109.2.2	Service of orders and notices	N								
109.3	Compliance with orders and notices	N								
109.3.1	General compliance	N								
109.3.2	Compliance with tags	N								
109.3.3	Removal and destruction of signs and tags	N								
109.3.4	Citations	N								
109.3.5	Unsafe conditions	N								
109.3.5.1	Record	N								
109.3.5.2	Notice	N								
109.3.5.2.1	Method of service	N								
109.3.5.3	Placarding	N								
109.3.5.3.1	Placard removal	N								
109.3.5.4	Abatement	N								
109.3.5.5	Summary abatement	N								
109.3.5.6	Evacuation	N								
109.3.6	Prosecution of violation	N								
109.3.7	Violation penalties	N		114						
109.3.7.1	*Unlawful acts*	Y		114.1						
109.3.7.2	*Notice of violation*	Y		114.2						
109.3.8	Abatement of violation	N								
110	Certificate of occupancy	Y		111.1						
110.1	General	Y		701A.4 #2						
110.2	Certificate of occupancy	Y								
110.3	Temporary occupancy	Y								
110.4	Revocation	Y								
111	Service utilities	Y								
111.1	Connection of service utilities	Y								
111.2	Temporary connection	Y								
111.3	Authority to disconnect service utilities	Y								
112	Means of appeals	N								
112.1	General	N								
112.2	Limitations on authority	N								
112.3	Qualifications	N								
112.4	Administration	N								
113	Stop work order	Y								
113.1	Authority	Y								
113.2	Issuance	Y								
113.3	Emergencies	Y								
113.4	Failure to comply	Y								

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Section	**Title**									
Chapter 2	**Definitions**									
201	General	Y								
201.1	Scope	Y								
201.2	Interchangeability	Y								
201.3	Terms defined in other codes	Y		201.3						
201.4	Terms not defined	Y								
202	Definitions	Y								
	Accessory structure	Y								
	Agriculture (T14)	Y				1270.01(1)				
	Applicable building	Y		702A						
	Approved	Y								
	Approved agency	Y								
	Building	Y				1270.01(c)				
	Building (T14)	Y								
	Building official	Y								
	Certificate of completion	Y								
	Code official	Y								
	Critical fire weather	Y								
	Dead-end road (T14)	Y				1270.01(e)				
	Defensible space (T14)	Y								
	Driveway (T14)	Y								
	Dwelling	Y		702A		1270.01(i)				
	Exterior wall assembly	Y		702A						
	Exterior wall covering	Y		702A						
	Fire chief	Y								
	Fire code official	Y			202					
	Fire flow calculation area	Y								
	Fire hazard severity zones	Y		702A	4902.1			2201		
	Fire protection plan	Y		702A	4902.1					
	Fire weather	Y								
	Fire-resistance-rated construction	Y								
	Fire-smart vegetation	Y			4902.1	1271.01				
	Flame spread index	Y								
	Fuel	Y								4291(a)(1)(A)
	Fuel break *(T14)*	Y				1270.01(n)				
	Fuel modification	Y								
	Fuel mosaic	Y								
	Fuel-loading	Y								
	Green belt *(T14)*	Y				1270.01(o)				
	Greenways (T14)	Y				1270.01(p)				
	Hammerhead/T (T14)	Y				1270.01(q)				
	Hazardous land use (T14)	Y				1270.01(r)				
	Hazardous materials	Y								
	Heavy timber construction	Y								
	Ignition-resistant building material	Y								
	Local responsibility area (LRA)	Y		702A	4902.1					
	Log wall construction	Y								

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Section	**Title**									
Chapter 2	**Definitions**									
	Multilayered glazed panels	Y								
	Noncombustible roof covering	Y								
	Outbuilding (T14)	Y				1299.02(c)				
	Peer review	Y								
	Rafter tail	Y		702A						
	Registered design professional	Y								
	Residential unit (T14)	Y				1270.01(w)				
	Ridgeline (topography) (T14)	Y				1270.01(x)				
	Road (T14)	Y				1270.01(y)				
	Roof assembly	Y								
	Roof covering	Y								
	Roof covering system	Y								
	Roof deck	Y								
	Roof eave	Y		702A						
	Roof eave soffit	Y		702A						
	Slope	Y								
	State Responsibility Area (SRA)	Y		702A	4902.1					
	Strategic ridgeline (T14)	Y				1270.01(dd)				
	Structure	Y	202			1270.01(ee)				
	Subdivision	Y								
	Tree crown	Y								
	Undeveloped ridgeline (T14)	Y				1270.01(ii)				
	Unenclosed accessory structure	Y								
	Vertical curve (T14)	Y				1270.01(k)				
	Wildfire	Y		702A	4902.1					
	Wildfire exposure	Y		702A	4902.1					
	Wildland	Y								
	Wildland-urban interface area	Y		702A	4902.1					
Chapter 3	**Wildland-urban interface areas**									
301	General	Y								
301.1	Scope	Y								4201
301.2	Purpose	Y							51176	4201
302	Wildland-Urban Interface Area Designations	Y								
302.1	Mapping	Y			4904.2				51178	4202 4203(a) 4204
302.2	*Review of wildland-urban interface areas*	Y							51181	4204
Chapter 4	**Wildland-urban interface area requirements**									
401	General	Y								
401.1	Scope	Y								
401.2	Objective	Y				1273.00				
401.3	General safety precautions	Y								
402	Applicability	Y								

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Section	**Title**									
Chapter 4	**Wildland-urban interface area requirements**									
402.1	Subdivisions	Y								
402.1.1	Access	Y			503					
402.1.2	Water supply	Y			507					
402.1.2.1	*Parcel map approval*	Y						1275.01		
402.2	Individual structures	Y			503 507					
402.2.1	Access	Y			503					
402.2.2	Water supply	Y			507					
402.3	Existing conditions	N			505.1					
403	Access	Y				1273				
403.1	*General*	Y				1273.00				
403.1.1	*Section 403 definitions*	Y				1270.01(f)				
403.1.2	*Width*	Y				1273.01(a) 1273.01(b) 1273.01(c)				
403.1.3	*Road Surfaces*	Y				1273.02(a) 1273.02(b) 1273.02(c)				
403.1.4	*Grades*	Y				1273.03(a) 1273.03(b)				
403.1.5	*Radius*	Y				1273.04(a) 1273.04(b)				
403.1.6	*Turnarounds*	Y				1273.05(a) 1273.05(b) 1273.05(c) 1273.05(d) 1273.05(e) 1273.05(f) 1273.05(g)				
Figure A	*Turnaround with two 10' traffic lanes*	Y				Figure A				
Figure B	*Turnaround with one 10' traffic lane*	Y				Figure B				
403.1.7	*Turnouts*	Y				1273.06				
403.1.8	*Road and driveway structures*	Y				1273.07(a) 1273.07(b) 1273.07(c) 1273.07(d)				
403.1.9	*Dead-end roads*	Y				1273.08(a) 1273.08(b)				
403.10	*Gate Entrances*	Y				1273.09(a) 1273.09(b) 1273.09(c) 1273.09(d)				
403.2	*Signing and Building Numbering*	Y				Article 3				
403.2.1	*Intent*	Y				1274.00				
403.2.2	*Road signs*	Y				1274.01				
403.2.3	*Road Sign Installation, Location and Visibility*	Y				1274.02(a) 1274.02(b) 1274.02(c) 1274.02(d)				
403.2.4	*Addresses for Buildings*	Y				1274.03(a) 1274.03(b) 1274.03(c)				

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Section	**Title**									
Chapter 4	**Wildland-urban interface area requirements**									
403.2.5	*Address installation, location, and visibility*	Y				1274.04(a) 1274.04(b) 1274.04(c) 1274.04(d) 1274.04(e) 1274.04(f)				
404	Water supply	Y				1275.02				
404.1	General	Y			507	1275.02(b)				
404.2	*Required water supply*	Y				1275.02(c)				
404.3	Draft sites	Y								
404.3.1	Access	Y			507.5.4					
404.3.2	Pumper access points	Y	404.3.2							
404.4	Hydrants	Y			507.5					
404.5	Adequate water supply	Y			507.3	1275.02(b)				
404.6	*Reserved*	N								
404.7	Obstructions	Y			507.5.4					
404.8	Identification	Y				1275.04(a)				
404.9	Testing and maintenance	Y			507.5.2					
404.10	Reliability	Y			507.5.2					
404.10.1	Objective	Y	404.10.1							
404.10.2	Clearance of fuel	Y			4907.1					
404.10.3	Standby power	Y			507.5.2					
Chapter 5	**Special building construction regulations**									
501	General	Y		701A						
501.1	Scope	Y		701A.3						
501.2	Objective	Y		701A.2						
501.3	Fire-resistance-rated construction	Y		703.2.1.5						
501.4	*Noncombustibility tests*	Y		703.3						
501.4.1	*Noncombustible materials*	Y		703.3.1						
502	RESERVED	N								
503	Ignition-resistant construction and material	Y		704A						
503.1	General	Y		701A.3						
503.2	Ignition-resistant building material	Y		707A.3 #2						
503.2.1	Noncombustible material	Y		704A.4 #1						
503.2.2	Fire-retardant-treated wood	Y		704A.4 #2						
503.2.3	Fire-retardant-treated wood roof coverings	Y		705A.1						
503.2.4	*Other* ignition-resistant building material	Y		704A.3						
503.2.4.1	Flame spread	Y		704A.3 #1						
503.2.4.2	Flame front	Y		704A.3 #2						
503.2.4.3	Weathering	Y		703A.5.1						
503.2.4.3.1	Evaluation requirements for weathering	Y		703A.5.2 703A.5.2.1						
503.2.4.3.2	Wood-plastic composite materials	Y		703A.6						

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Section	**Title**									
Chapter 5	**Special building construction regulations**									
503.2.4.3.3	Plastic lumber materials	Y		703A.6						
503.2.5	*Surface treatment protection*	Y		703A.5.3						
503.3	*Standards of quality*	Y		*703A.1*						
503.3.1	*Qualification by testing*	Y		*703A.2*						
503.3.2	*Approved agency*	Y		*703A.3*						
503.3.3	*Labeling*	Y		*703A.4*						
503.3.4	*Fire-retardant-treated wood shingles and shakes*	Y		*703A.5.2.2*						
504	Ignition-resistant construction	Y		*704A*						
504.1	General	Y		*705A.1*						
504.2	Roof assembly	Y		*705A.2* *1505.2*						
504.2.1	*Roof covering voids*	Y		*705A.2*						
504.2.1.1	*Airspace under roof covering*	Y		*705A.2.1*						
504.2.1.2	*Roof underlayment*	Y		*705A.2.2*						
504.2.2	Roof valleys	Y		705A.3						
504.3	Protection of *enclosed* eaves	Y		707A.6						
504.3.1	*Protection of open eaves*	Y		707A.5						
504.4	Gutters and downspouts	Y		705A.4						
504.5	Exterior walls	Y		707A.4						
504.5.1	Flashing	Y	504.5.1							
504.5.2	*Exterior wall covering*	Y		707A.3 704A.4 #3						
504.5.2.1	*Extent of exterior wall covering*	Y		707A.3.1						
504.6	Underfloor enclosure	Y		707A.9						
504.7	*Projections*	Y		707A.8						
504.7.1	*Underside of projections*	Y		707A.9, 707A.10						
504.7.2	*Conditions of acceptance for ASTM E2957*	Y		707A.11						
504.7.3	*Decks*	Y		709A.1						
504.7.3.1	*Flashing*	Y		709A.1.1						
504.7.3.2	*Decking surfaces*	Y		709A.3						
504.7.3.3	*Performance requirements for Section 504.7.3.2, Item 1*	Y		709A.4.2						
504.7.3.3.1	*Conditions of acceptance for ASTM E2632*	Y		709A.4.1						
504.7.3.3.2	*Conditions of acceptance for ASTM E2726*	Y		709A.4.2						
504.7.3.4	*Performance requirements for Section 504.7.3.2, Item 7*	Y		709A.5						
504.8	Exterior glazing	Y		708A.2.1						
504.8.1	*Structural glass veneer*	Y		708A.2.2						
504.8.2	*Operable skylights*	Y		708A.2.3						
504.9	Exterior doors	Y		708A.3						

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Section	**Title**									
Chapter 5	**Special building construction regulations**									
504.9.1	*Garage doors*	Y								
504.9.2	*Garage door perimeter gap*	Y		708A.4						
504.9.3	*Conditions of acceptance for ASTM E2707*	Y		707A.4.1						
504.10	Vents	Y		706A.1						
504.10.1	Performance requirements	Y		706A.2						
504.10.2	*Off ridge and ridge vents*	Y		706A.2.1						
504.10.3	Vent locations	Y								
504.11	*Accessory buildings and miscellaneous structures*	Y		710A.1						
504.11.1	*Applicability*	Y		710A.2						
504.11.2	*Miscellaneous structures and accessory buildings within 3 feet*	Y		710A.3.1						
504.11.3	*Accessory buildings greater than 120 square feet, located 3 feet or more but less than 50 feet*	Y		710A.3.2						
504.11.4	*Accessory buildings 120 square feet or less, located 3 feet or more but less than 50 feet*	Y		710A.3.3						
504.11.5	*Miscellaneous structures located 3 feet or more but less than 50 feet*	Y		710A.3.4						
504.11.6	*Roof construction*			710A.4						
505	*RESERVED*	N								
506	*RESERVED*	N								
507	Replacement or repair of roof coverings	Y		705A.1 1505.1.1						
507.1	General	Y		705A.1 1505.1.2						
Chapter 6	**Fire protection requirements**									
601	General	Y								
601.1	Scope	Y								
601.2	Objective	Y			4901.1					
601.3	*Chapter 6 definitions*	Y						1299.02(a)		
602	*Fire protection plans*	Y			4903					
602.1	*General*	Y			4903.1					
602.2	*Contents*	Y			4903.2					
602.3	*Project information*	Y			4903.2.1					
602.3.1	*Preliminary fire protection plan*	Y			4903.2.1.1					
602.3.2	*Fire protection plan*	Y			4903.2.1.2					
603	*Vegetation plan*	Y			4906					
603.1	*General*	Y			4906.1					
603.2	*Application*	Y			4906.2				51182(a)	
603.3	*Landscape plans*	Y			4906.3					
603.3.1	*Contents*	Y			4906.3.1		3.07(b)(2)		51182(a)	4291
603.4	*Vegetation*	Y			4906.4					

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Section	**Title**									
Chapter 6	**Fire protection requirements**									
603.4.1	*Shrubs*	Y			4906.4.1					
603.4.2	*Trees*	Y			4906.4.2	1299.03	3.07(b)(3)			
603.4.2.1	*Nonfire-smart vegetation*	Y			4906.4.2.1					
604	Maintenance of defensible space	Y			4907					
604.1	General	Y			4907.1					4291
604.2	*Application*	Y			4907.2					
604.3	*Buildings and structures*	Y		701A.3.1	4907.3					
604.4	*Outbuildings*	Y				1299.03(c)(1)				
604.5	*Disposal of flammable vegetation and fuels*	Y				1276.05				
605	Spark arrestors	Y		2113.9.2			3.07(b)(6)			
605.1	General	Y		2113.9.2 #2 2113.9.2 #3	605.8.2					
605.2	Net free area	Y		2113.9.2 #1						
606	Liquefied petroleum gas installations	Y			6103					
606.1	General	Y			6103.2.1					
606.2	Location of containers or tanks	Y			6104.3					
606.3	*Clear area*	Y				1299.03(c)(1)				
607	Storage of firewood and combustible materials	Y								
607.1	General	Y				1299.03(a)(3) 1299.03(b)(2)(c)				
607.2	Storage for off-site use	Y	607.2							
608	*Building siting and setbacks*	Y				1276.00				
608.1	*Intent*	Y				1276.01				
608.2	*General*	Y				1276.01(a)				
608.2.1	*Setback reduction*	Y				1276.01(b)				
609	*Ridgelines, Fuel Breaks and Greenbelts*	Y				1276.02				4290(a)
609.1	*Ridgelines*	Y				1276.02				
609.2	*Fuel breaks*	Y				1276.03 1276.03(a)				
609.2.1	*Exposures*	Y				1276.03(b)				
609.2.2	*Fire department access*	Y				1276.03(c)				
609.2.3	*Location of fuel breaks*	Y				1276.03(d)				
609.2.4	*Timing*	Y				1276.03(e)				
609.2.5	*Construction*	Y				1276.03(f)				
609.2.6	*Maintenance of fuel breaks*	Y				1276.03(g) 1276.03(h)				
609.2.7	*Greenbelts, greenways, open spaces and parks*	Y				1276.04 1276.04(a)				
610	*Fire safe development regulations*	Y			4908					
610.1	*General*	Y			4908.1					
610.2	*Subdivision map findings*	Y			4908.2					

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Section	**Title**									
Chapter 6	**Fire protection requirements**									
611	*Subdivision review survey*	Y			4909					
611.1	*Subdivision identification*	Y			4909.1					
611.2	*Fire safety recommendations*	Y			4909.2					
611.3	*Implementation*	Y			4909.3					
611.4	*Re-survey*	Y			4909.4					
612	*General plan safety element*	Y			4910					
612.1	*General*	Y			4901.1					
612.2	*Submission to the Board of Forestry and Fire protection and local fire agencies*	Y			4910.2					
612.3	*Review by the Board of Forestry and Fire Protection and local fire agencies*	Y			4910.3					
612.4	*Adoption of the Safety element*	Y			4910.4					
Chapter 7	**Referenced standards**									
	AASHTO HB—2022	Y			Ch 80					
	ASTM D638	Y		708A.4						
	ASTM D2898—2010(2017)	Y								
	ASTM D3909/ D3909m—2022	Y								
	ASTM D6662—2022	Y								
	ASTM D7032—2021	Y								
	ASTM E84—2023d	Y								
	ASTM E108—2020a	Y								
	ASTM E119—2022	Y								
	ASTM E136—2024a	Y								
	ASTM E1354—2023	Y								
	ASTM E2632—2020	Y								
	ASTM E2707—2022	Y		707A.4.1						
	ASTM E2726/E2726M—2012a(2017)	Y		709A.4.2						
	ASTM E2768—2011 (2018)	Y								
	ASTM E2886/ E2886M—2020	Y								
	ASTM E2957—2017	Y								
	ASTM G155—2021	Y		708A.4						
	CBC—2025	Y		Ch 35	Ch 80					
	CEBC—2025	Y		Ch 35	Ch 80					
	CFC—2025	Y		Ch 35	Ch 80					
	CRC—2025	Y		Ch 35	Ch 80					
	CEC—2025	Y		Ch 35	Ch 80					
	NFPA 252—2022	Y		Ch 35	Ch 80					
	NFPA 257—2022	Y		Ch 35	Ch 80					
	SFM 12-7A-1	Y			Ch 80					
	SFM 12-7A-2	Y			Ch 80					
	SFM 12-7A-3	Y			Ch 80					
	SFM 12-7A-4	Y			Ch 80					
	SFM 12-7A-4A	Y			Ch 80					

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Section	**Title**									
Chapter 7	**Referenced standards**									
	State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeway	Y								
	UL 9—2009	Y								
	UL 10B—2008	Y								
	UL 10C—2016	Y								
	UL 94—2023	Y		708A.4						
	UL 263—2011	Y								
	UL 723—2018	Y								
	UL 790—2022	Y								
Appendix A	**General requirements**									
A101	General	N						51182(a)		
A101.1	Scope	N								
A101.2	Objective	N								
A102	Vegetation control	N								
A102.1	General	N								
A102.2	Clearance of brush or vegetative growth from roadways	N								
A102.3	Clearance of brush and vegetative growth from electrical transmission and distribution lines	N								
A102.3.1	Support clearance	N								
A102.3.2	Electrical distribution and transmission line clearances	N							4293	
A102.3.2.1	Trimming clearance	N							4293(a) 4293(b) 4293(c) 4293(d)	
A102.3.2.2	Minimum clearance to be maintained	N							4293 4296	
A102.3.2.3	Electrical power line emergencies	N								
A102.4	Correction of condition	N								
A103	Access restrictions	N								
A103.1	Restricted entry to public lands	N								
A103.2	Trespassing on posted private property	N								
A103.2.1	Signs	N								
A103.2.2	Trespassing	N								
A103.3	Use of fire roads and defensible space	N								
A103.3.1	Obstructions	N								
A103.4	Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles	N								
A103.5	Tampering with locks, barricades, signs and address markers	N								

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Section	**Title**									
Appendix A	**General requirements**									
A103.5.1	Gates, doors, barriers and locks	N								
A104	Ignition source control	N								
A104.1	General	N								
A104.2	Objective	N								
A104.3	Clearance from ignition sources	N								
A104.4	Smoking	N								
A104.5	Equipment and devices generating heat, sparks or open flames	N								
A104.6	Fireworks	N								
A104.6.1	Authority to seize	N								
A104.7	Outdoor fires	N								
A104.7.1	General	N								
A104.7.2	Permits	N								
A104.7.3	Restrictions	N								
A104.8	Incinerators, outdoor fireplaces, permanent barbecues and grills	N								
A104.8.1	Maintenance	N								
A104.9	Reckless behavior	N								
A104.10	Planting vegetation under or adjacent to energized electrical lines	N								
A105	Control of storage	N								
A105.1	General	N								
A105.2	Hazardous materials	N								
A105.3	Explosives	N								
A105.4	Combustible materials	N								
A105.4.1	Individual piles	N								
A105.4.2	Separation	N								
A106	Dumping	N								
A106.1	Waste material	N								
A106.2	Ashes and coals	N								
A107	Protection of pumps and water storage facilities	N								
A107.1	General	N								
A107.2	Objective	N								
A107.3	Fuel modification area	N								
A107.4	Trees	N								
A107.5	Protection of electrical power supplies	N								
A108	Land use limitations	N								
A108.1	General	N								
A108.2	Objective	N								
A108.3	Permits	N								
A108.4	Access roadways	N								
A109	Referenced standards	N								
A109.1	General	N								

2025 CWUIC—continued		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Appendix B	**Vegetation management plan**									
B101	General	N								
B101.1	Scope	N								
B101.2	Plan content	N								
B101.3	Fuel modification	N								
Appendix C	***Community Wildland-Urban Interface (WUI) Fire Hazard Evaluation Framework***									
C101	*Community WUI Fire Hazard Evaluation Framework*	N			Appendix P					
C101.1	*Definitions*	N								
C101.2	*Community*	N								
C101.3	*Fuels*	N								
C101.4	*Population*	N								
C101.5	*Notification*	N								
C101.6	*Evacuation*	N								
C101.7	*Infrastructure/ COOP/COG*	N								
C101.8	*Firefighting Response*	N								
Appendix D	***Model Ordinance for Fire Hazard Severity Zone Adoption***									
D101	*Model ordinance*	N			4911					
Appendix E	***RESERVED***									
Appendix F	**Characteristics of *fire-smart* vegetation**									
F101	General	Y								
F101.1	Characteristics of *fire-smart* vegetation	Y								
Appendix G	***Voluntary Home-Hardening Recommendations***									
G101	*General*	Y							4291.5	
G101.1	*Identification of the problem*	Y								
G101.2	*Structural survivability*	Y								
G101.2.1	*Home-hardening features*	Y								
G101.3	*Defensible space features*	Y								
G101.3.1	*Maintenance and defensible space*	Y								
Appendix H	***Referenced California Documents***									
	General	N								
H101	*California Civil Code*	N								
H102	*California Govern-ment Code*	N						Various		
H103	*California Public Resources Code*	N							Various	
H104	*California Code of Regulations, Title 14, Division 1.5*	N				Various				
H104.1	*Subchapter 2 State Minimum Fire Safe Regulations*	N				Subchapter 2				
H104.2	*Subchapter 3 Fire Hazard*	N				Subchapter 3				
H105	*California Code of Regulations, Title 19*	N					2201			
H106	*Health and Safety Code*	N								Various
H107	*Cross Reference Tool*	N								

2025 CWUIC—continued		Adopted Yes/No	IWUIC Section	CBC Section	CFC Section	Title 14, Division 1.5 Section	Title 19, Division 1 Section	Gov Code Section	PRC Section	HSC Section
Section	**Title**									
Appendix I	**Board of Appeals**									
I101.1	Scope	N								
I101.2	Application for appeal	N								
I101.2.1	Limitation of authority	N								
I101.2.2	Stays of enforcement	N								
I101.3	Membership of board	N								
I101.3.1	Qualifications	N								
I101.3.2	Alternate members	N								
I101.3.3	Vacancies	N								
I101.3.4	Chairperson	N								
I101.3.5	Secretary	N								
I101.3.6	Conflict of interest	N								
I101.3.7	Compensation of members	N								
I101.3.8	Removal from the board	N								
I101.4	Rules and procedures	N								
I101.5	Notice of meeting	N								
I101.5.1	Open hearing	N								
I101.5.2	Quorum	N								
I101.5.3	Postponed hearing	N								
I101.6	Legal counsel	N								
I101.7	Board decision	N								
I101.7.1	Resolution	N								
I101.8.2	Administration	N								
I101.8	Court review	N								

CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
APPENDIX I – BOARD OF APPEALS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

(Not adopted by the State Fire Marshal)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wildland-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wildland-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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APPENDIX I

BOARD OF APPEALS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User notes:

About this appendix: Appendix I contains optional criteria that, where adopted, provide jurisdictions with detailed appeals board member qualifications and administrative procedures to supplement the basic requirements found in Section 112.

SECTION I101—GENERAL

[A] I101.1 Scope. A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of this code pursuant to the provisions of Section 112, Means of Appeals. The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants and the building official pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

[A] I101.2 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

[A] I101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

[A] I101.2.2 Stays of enforcement. Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.

[A] I101.3 Membership of board. The board shall consist of five voting members appointed by the chief appointing authority of the jurisdiction. Each member shall serve for **[NUMBER OF YEARS]** years or until a successor has been appointed. The board members' terms shall be staggered at intervals, so as to provide continuity. The code official shall be an ex officio member of said board but shall not vote on any matter before the board.

[A] I101.3.1 Qualifications. The board shall consist of five individuals, who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

[A] I101.3.2 Alternate members. The chief appointing authority is authorized to appoint two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership, and shall be appointed for the same term or until a successor has been appointed.

[A] I101.3.3 Vacancies. Vacancies shall be filled for an unexpired term in the same manner in which original appointments are required to be made.

[A] I101.3.4 Chairperson. The board shall annually select one of its members to serve as chairperson.

[A] I101.3.5 Secretary. The chief appointing authority shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings, which shall set forth the reasons for the board's decision, the vote of each member, the absence of a member and any failure of a member to vote.

[A] I101.3.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

[A] I101.3.7 Compensation of members. Compensation of members shall be determined by law.

[A] I101.3.8 Removal from the board. A member shall be removed from the board prior to the end of their terms only for cause. Any member with continued absence from regular meeting of the board may be removed at the discretion of the chief appointing authority.

[A] I101.4 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

[A] I101.5 Notice of meeting. The board shall meet upon notice from the chairperson, within 10 days of the filing of an appeal or at stated periodic intervals.

[A] I101.5.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

[A] I101.5.2 Quorum. Three members of the board shall constitute a quorum.

[A] I101.5.3 Postponed hearing. When five members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

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[A] I101.6 Legal counsel. The jurisdiction shall furnish legal counsel to the board to provide members with general legal advice concerning matters before them for consideration. Members shall be represented by legal counsel at the jurisdiction's expense in all matters arising from service within the scope of their duties.

[A] I101.7 Board decision. The board shall only modify or reverse the decision of the code official by a concurring vote of three or more members.

[A] I101.7.1 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the code official within three days and shall be open to the public for inspection. A certified copy shall be furnished to the appellant or the appellant's representative and to the code official.

[A] I101.7.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

[A] I101.8 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

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HISTORY NOTE APPENDIX

2025 California Wildland-Urban Interface Code
California Code of Regulations, Title 24, Part 7

HISTORY:

1. (SFM 08/24)—Adoption by reference of the 2024 *International Wildland-Urban Interface Code* with necessary amendments relocated from the *California Building Code*, *California Residential Code* and *California Fire Code* to become the 2025 *California Wildland-Urban Interface Code*. Approved by the California Building Standards Commission on February 26, 2025, filed with Secretary of State on March 7, 2025, and effective on January 1, 2026.
2. (SFM EF 01/25)—Amend Chapters 1, 2 and 5 to expand application of the *California Wildland-Urban Interface Code* to High Fire Hazard Severity Zones in Local Responsibility Areas (LRA) and clarify the application, define the term "home hardening" and correct clerical error related to the protection of open eaves in Section 504.3.1. Approved as an emergency by the California Building Standards Commission on October 15, 2025, filed with Secretary of State on November 4, 2025, and effective on January 1, 2026.

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